



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, July 18, 2016
5:30PM**

- 1. Appointments - Nominees for Planning Commission**
 - A. Nathan Roach, Ward II**
 - B. John Marino, Ward IV**

- 2. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**
 - A. Bill No. 3095- P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) (Second Reading)**
 - B. Bill No. 3096- Yield Control- Bent Tree Drive and Windfall Ridge (Second Reading)**
 - C. Bill No. 3099- P.Z 11-2015 Kemp Auto Museum (First Reading)**
 - D. City Policy No. CC-33: Planning Commission Candidates (Voice Vote)**
 - E. Bill No. 3100 - Chesterfield Village Mall (First and Second Readings)**
 - F. Bill No. 3101 – Long Road Crossing, Lot A (First and Second Readings)**
 - G. Bill No. 3102 – Boundary Adjustment Plat (MPD Investments & Larry Enterprises) (First and Second Readings)**

3. **Finance and Administration Committee** – Chairperson Bruce DeGroot, Ward IV
 - A. **Bill No.- 3098** – Re: Ordinance #2859, Proposed revisions regarding Standing Committee Rules and Regulations (**Second Reading**)

4. **Report from the City Administrator** – Mike Geisel
 - A. **Liquor License Request-** AMC Theaters Chesterfield 14
 - B. **Resolution No. 424** - Property Conveyance, TDD Beautification Project
 - C. **Municipal League Membership**

5. **Unfinished Business** – Mayor Bob Nation

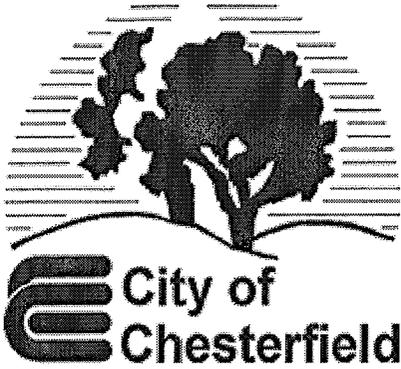
6. **New Business** –Mayor Bob Nation

7. **Adjourn** –

8. **Executive Session** (Closed meeting) - **RSMo 610.210 (1) and (2)**
 - A. **Litigation**
 - B. **Real Estate**

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2))



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, July 18, 2016
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation

- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation

- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation

- IV. ROLL CALL** –City Clerk Vickie Hass

- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – June 20, 2016
 - B. City Council Financial Workshop Minutes** – June 28, 2016

- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Proclamation-** Councilmember Barry Flachsbart, President Pro-tem

- VII. INTRODUCTORY REMARKS** - Mayor Bob Nation
 - A. Monday, August 1, 2016** – Next City Council Meeting

VIII. APPOINTMENTS – Mayor Bob Nation

A. Nominees for Planning Commission

- 1. Nathan Roach, Ward II**
- 2. John Marino, Ward IV**

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III

- 1. Bill No. 3095- P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) (Second Reading)**
- 2. Bill No. 3096- Yield Control- Bent Tree Drive and Windfall Ridge (Second Reading)**
- 3. Bill No. 3099- P.Z 11-2015 Kemp Auto Museum (First Reading)**
- 4. City Policy No. CC-33: Planning Commission Candidates (Voice Vote)**
- 5. Bill No. 3100 - Chesterfield Village Mall (First and Second Readings)**
- 6. Bill No. 3101 – Long Road Crossing, Lot A (First and Second Readings)**
- 7. Bill No. 3102 – Boundary Adjustment Plat (MPD Investments & Larry Enterprises) (First and Second Readings)**

B. Finance and Administration Committee – Chairperson Bruce DeGroot, Ward IV

- 1. Bill No. – 3098 – Re: Ordinance #2859, Proposed revisions regarding Standing Committee Rules and Regulations (Second Reading)**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Liquor License Request- AMC Theaters Chesterfield 14**
- B. Resolution No. 424- Property Conveyance, TDD Beautification Project**
- C. Municipal League Membership**

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. BILL NO. 3096 - AN ORDINANCE AMDENDING SCHEDULE VII OF THE MODEL TRAFFIC ORDINANCE OF THE CITY OF CHESTERFIELD BY ADDING YIELD CONTROL FOR THE INTERSECTION OF WINDFALL RIDGE DRIVE AND BENT TREE DRIVE. (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
- B. BILL NO. 3098- AN ORINANCE REPEALING ORDINANCE NUMBER 2895 AND REPLACING IT WITH A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES. (SECOND READING; FINANCE & ADMINISTRATION COMMITTEE)**
- C. BILL NO. 3100 - AN ORDINANCE PARTIALLY VACATING A GENERAL UTILITY EASEMENT ON ADJUSTED LOT A OF THE GROVE IN CHESTERFIELD AS RECORDED IN BOOK 364, PAGE 31 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI (FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
- D. BILL NO. 3101 - AN ORDINANCE VACATING THE NORTH 35 FEET OF A 70 FOOT CHESTERFIELD VALLEY STORM WATER EASEMENT ON PART OF LOT A OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, AS RECORDED IN BOOK 354, PAGE 186 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI (FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
- E. BILL NO. 3102 - AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE MPD INVESTMENTS AND LARRY ENTERPRISES JIM LYNCH HUMMER DEVELOPMENT FOR TWO TRACTS TOTALING 11.045 ACRES, BOTH ZONED "PI" PLANNED INDUSTRIAL DISTRICT AND LOCATED AT 17481 NORTH OUTER 40 ROAD AND 17401 NORTH OUTER 40 ROAD (FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3095 - AN ORDINANCE AMENDING THE ZONING ORINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “M-3” PLANNED INDUSTRIAL DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR 5.00 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT AIRPARK WEST. (P.Z. 01-2016 18600 OLIVE STREET ROAD (EZRA PARTNERS LLC-17W520014) (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- B. BILL NO. 3099- AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 2.65 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE 64 EAST OF CHESTERFIELD COMMONS DRIVE (P.Z. 11-2015 KEMP AUTO MUSEUM [16861 CHESTERFIELD AIRPORT RD] – 17T230190) (FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

XV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

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AGENDA REVIEW – Monday, July 18 – 5:30PM

An AGENDA REVIEW meeting has been scheduled to start at **5:30pm**, on **Monday, July 18, 2016**. Please let me know, ASAP, if you will be unable to attend this meeting.



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

JUNE 20, 2016

The meeting was called to order at 7:08 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

Mayor Bob Nation
Councilmember Barbara McGuinness
Councilmember Bridget Nations
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Tom DeCampi
Councilmember Bruce DeGroot

ABSENT

Councilmember Barry Flachsbart

APPROVAL OF MINUTES

The minutes of the June 6, 2016 City Council meeting were submitted for approval. Councilmember Nations made a motion, seconded by Councilmember Tilman, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 31, 2016 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Tilman, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the June 6, 2016 Executive Session were submitted for approval. Councilmember Logan made a motion, seconded by Councilmember Nations, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mayor Nation recognized and congratulated Finance Director Craig White and his staff, for receiving the Government Finance Officers Association (GFOA) Award for the 26th consecutive year.

Mr. Don Mueth, 177 Cedar Bridge Court, spoke in opposition to the proposed St. Luke's Hospital Northwest Campus Sign Package.

Mr. Vernon Adamson, 1460 Highland Valley Drive, asked Council to consider providing a space to create a pitch for the game of cricket in Chesterfield.

Ms. Jaya Subramianiam, 1049 Arbor Grove Court, asked Council to consider providing a space to create a pitch for the game of cricket in Chesterfield.

Mr. Ganesh Krishnamurthy, 1077 Arbor Grove Court, asked Council to consider providing a space to create a pitch for the game of cricket in Chesterfield.

Ms. Pooja Ganesh, 1077 Arbor Grove Court, asked Council to consider providing a space to create a pitch for the game of cricket in Chesterfield.

Mr. Kaustaub Sriperumbudoor, 16640 Benton Taylor Drive, asked Council to consider providing a space to create a pitch for the game of cricket in Chesterfield.

Mr. Mike Doster, DosterUllom, LLC, 16090 Swingley Ridge Road, representing St. Luke's, informed Council that St. Luke's has offered to modify the proposed St. Luke's Hospital Northwest Campus Sign Package by limiting the time of illumination on the east facing sign (sign location #6) to the hours of 5:30 a.m. until 9:00 p.m. daily.

Mr. Jake McDonald, 16279 Windfall Ridge Drive, spoke in support of a Yield sign at Bent Tree Drive and Windfall Ridge.

Mr. Sa Geng, 1906 Shadow Wood Court, spoke to Council in an effort to raise awareness about persecution of the Falun Gong meditation in China. The U.S. House of Representatives has unanimously passed Resolution 343 condemning China's state-sanctioned forced organ harvesting from practitioners of Falun Gong and other prisoners of conscience.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed on Monday, July 4 in observance of Independence Day and reminded everyone of the City's Annual Fourth of July Celebration, starting at 7:00 p.m. on July 4th.

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, July 18, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Bruce DeGroot, Chairperson of the Finance and Administration Committee, reported that Bill No. 3098 (Re: Ordinance No. 2859, Proposed Revisions Regarding Standing Committee Rules and Regulations) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember DeGroot made a motion, seconded by Councilmember Logan, to approve the proposed policy regarding staff communication with elected officials.

Councilmember Hurt made a motion, seconded by Councilmember McGuinness, to amend the policy regarding staff communications with elected officials by substituting the word "required" with the word "expected" in the last sentence of the third paragraph. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A voice vote was taken on the main motion, as amended, with a unanimous affirmative result and the motion was declared passed.

Councilmember DeGroot made a motion, seconded by Councilmember Tilman, to approve the proposed policy regarding legal expenses. This policy lists those authorized to provide work directives and incur billable charges on behalf of the City. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeGroot made a motion, seconded by Councilmember DeCampi, to approve changes regarding preparation and amendments of Council agendas and packets by replacing the term "Old Business" with the term "Unfinished Business". A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeGroot made a motion, seconded by Councilmember Logan, to approve sponsorship of the Chamber of Commerce 40th Anniversary Celebration at the \$5,000 level. Councilmember Logan expressed concern that the City's contributions to the Chamber have increased significantly over the past couple of years, and questioned what the funds are being used for. Mr. Geisel stated that Staff has requested an itemized list of expenditures related to this requested sponsorship contribution, and the Chamber had not yet responded. A roll call vote was taken with the following results: Ayes – Logan and Hurt. Nays – DeGroot, DeCampi, McGuinness and Tilman. Abstentions – Nations. Whereupon Mayor Nation declared the motion failed.

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember McGuinness, to approve the St. Luke's Hospital Northwest Campus Sign Package as recommended by the Planning/Public Works Committee. This recommendation would prohibit illumination of the two signs on Building B which are identified as sign locations 6 and 7 in the sign package.

Councilmember Hurt made a motion, seconded by Councilmember Nations, to amend the St. Luke's Hospital Northwest Campus Sign Package to allow illumination of the sign at location 7 (facing north) without any restriction related to time and illumination of the sign at location 6 (facing east) be restricted to the hours between 5:30 a.m. until 9:00 p.m.

Councilmember DeGroot made a motion, seconded by Councilmember McGuinness, to offer a second amendment option to the St. Luke's Hospital Northwest Campus Sign Package to reflect that illumination of the sign at location 6 (facing east) be limited to the hours of 5:30 a.m. until 7:00 p.m.

Councilmember McGuinness made a motion to amend the St. Luke's Hospital Northwest Campus Sign Package to reflect that illumination of the sign at location 6 (facing east) be limited to the hours of 6:00 a.m. until 7:00 p.m. Mayor Nation declared the motion to amend failed due to lack of a second.

A roll call vote was taken for the second amendment of the St. Luke's Hospital Northwest Campus Sign Package to reflect that illumination of the sign at location 6 (facing east) be limited to the hours of 5:30 a.m. until 7:00 p.m. with the following results: Ayes – McGuinness, DeGroot and Logan. Nays – Hurt, Nations, DeCampi and Tilman. Whereupon Mayor Nation declared the motion to amend failed.

A roll call vote was taken for the first amendment of the St. Luke's Hospital Northwest Campus Sign Package to reflect that illumination of the sign at location 7 (facing north) be constant and illumination of the sign at location 6 (facing east) be limited to the hours of 5:30 a.m. until 9:00 p.m. with the following results: Ayes – Nations, Logan, Hurt and DeCampi. Nays – McGuinness, Tilman and DeGroot. Whereupon Mayor Nation declared the motion to amend passed.

Councilmember McGuinness made a motion, seconded by Councilmember DeGroot, to amend the St. Luke's Hospital Northwest Campus Sign Package to lower the sign placement at location 6 (facing east) by two floors. A roll call vote was taken with the following results: Ayes – Tilman, DeGroot and McGuinness. Nays – Hurt, Nations, DeCampi and Logan. Whereupon Mayor Nation declared the motion to amend failed.

A roll call vote was taken to approve the original motion as amended. The motion as amended allows illumination of the sign at location 7 (facing north) without any restriction related to time and illumination of the sign at location 6 (facing east) be restricted to the hours between 5:30 a.m. until 9:00 p.m. A roll call vote was taken with the following results: Ayes – Nations, DeCampi, Logan and Hurt. Nays – Tilman, McGuinness and DeGroot. Whereupon Mayor Nation declared the motion passed.

Councilmember Hurt reported that Bill No. 3095 (P.Z. 01-2016, 18600 Olive Street Road [Ezra Partners LLC]) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt reported that Bill No. 3096 (Yield Control – Bent Tree Drive and Windfall Ridge) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember Hurt recommended that Bill No. 3097 (Fire Hydrant Ordinance) be read for the first and second time under the "Legislation" portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, June 23, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

Acting Co-City Administrator Mike Geisel reported that Staff had received bids for a contract for the construction of the River Valley Drive Road Closure. This recommendation was originally on the March 21 agenda, but was held due to concerns regarding the ability of the River Bend Trustees to convey the property rights associated with this project. Staff continues to work with Interim City Attorney Chris Graville relative to these issues and recommends that this bid approval continue to be held until the July 18 City Council meeting. Councilmember Logan made a motion, seconded by Councilmember DeGroot, to table the River Valley Road Closure bid results until a subsequent future meeting after the property conveyance issues have been dealt with satisfactorily. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. Geisel further explained that tabling the bid results will not preclude efforts and discussion related to land conveyance and project information.

Mr. Geisel reported that, as is done each year after the prior fiscal year audit is completed, Staff prepared a list of budget adjustments for the FY2016 Budget. These adjustments are "house-keeping" in nature and include either amendments or re-appropriations of previously approved expenditures to bring the FY2016 Budget in line

with actual activity. There are no additional expenditures. These adjustments are for expenditures that were budgeted for FY2015, but will not actually be disbursed until FY2016. Councilmember Logan made a motion, seconded by Councilmember Tilman, to approve these budget amendments. A voice vote was taken with an affirmative result (Councilmember McGuinness voted “No”) and the motion was declared passed.

UNFINISHED BUSINESS

Discussion ensued regarding procedure for reconsideration of the St. Luke’s Hospital Northwest Campus Sign Package. It was determined that no one on the prevailing side of this issue was willing to make a motion to reconsider at this time. Interim City Attorney Chris Graville stated that a motion to reconsider could occur at the next scheduled meeting of City Council, if someone from the prevailing side makes the request.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3096 AMENDS SCHEDULE VII OF THE MODEL TRAFFIC ORDINANCE OF THE CITY OF CHESTERFIELD BY ADDING YIELD CONTROL FOR THE INTERSECTION OF WINDFALL RIDGE DRIVE AND BENT TREE DRIVE (FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3096. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3096 was read for the first time.

BILL NO. 3097 APPROVES THE INSTALLATION OF TWO FIRE HYDRANTS IN THE MONARCH CENTER SUBDIVISION WITHIN THE CITY OF CHESTERFIELD (FIRST AND SECOND READING; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3097. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3097 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3097. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3097 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3097 with the following results: Ayes – McGuinness, Tilman, Nations, Hurt, DeCampi, Logan and

DeGroot. Nays – None. Whereupon Mayor Nation declared Bill No. 3097 approved, passed it and it became **ORDINANCE NO. 2897.**

BILL NO. 3098 REPEALS ORDINANCE NUMBER 2895 AND REPLACES IT WITH A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD’S STANDING COMMITTEES (FIRST READING; FINANCE & ADMINISTRATION COMMITTEE)

Councilmember DeGroot made a motion, seconded by Councilmember Tilman, for the first reading of Bill No. 3098. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3098 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3095 AMENDS THE ZONING ORINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M-3” PLANNED INDUSTRIAL DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR 5.00 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT AIRPARK WEST (P.Z. 01-2016 18600 OLIVE STREET ROAD (EZRA PARTNERS LLC) (FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS DETAILED IN THE ATTACHED GREEN SHEET AMENDMENT)

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the first reading of Bill No. 3095. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3095 was read for the first time.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:50 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

CITY COUNCIL WORKSHOP

JUNE 28, 2016

Those in attendance included: Mayor Bob Nation, Councilmember Barry Flachsbart, Ward I; Councilmember Barbara McGuinness; Councilmember Guy Tilman, Ward II; Councilmember Randy Logan, Ward III; Councilmember Dan Hurt, Ward III; Councilmember Tom DeCampi, Ward IV; Co-Interim City Administrator Mike Geisel; Finance Director Craig White; Community Services/Economic Development Director Libbey Tucker, Information Technology Director Matt Haug and Interim City Attorney Chris Graville. Those also in attendance included: Co-Interim City Administrator/Chief of Police Ray Johnson, Community Services/Economic Development Director Libbey Tucker, Public Works Director Jim Eckrich, Parks, Recreation, & Arts Director Tom McCarthy, Planning and Development Services Director Aimee Nassif, Executive Secretary-Planning Assistant Mary Ann Madden, Management Analyst James Mello Jr and 1 member of the public.

OPENING REMARKS

The information is from 2008 to present because the City began using Logos in 2008 and data was available starting at that time. The numbers shown for 2015 are actual numbers.

The City works on an accrual basis. There are 17 different accounts that need to be monitored

SLIDE PRESENTATION:

SLIDE 2: GENERAL FUND

- Brief explanation of what accrual basis accounting is and an overview of the 17 funds.

SLIDE 3: GENERAL FUND

SLIDE 4: GENERAL FUND REVENUES

- Eight years ago, the City was averaging \$500,000+ per year on return on investments; now it's about \$50,000-\$60,000 per year because of the economic environment and the State's investment policy.
- Currently no property tax in Chesterfield. The only property tax we had was retired early in 2014 as a result of the first bond issue for Parks.

SLIDE 5: GENERAL FUND – BUDGET DETAILS 2015

- The 2015 revenue shows a loss of 6.1% since 2008 - \$1.4 million.
- Expenses have increased \$585,000 since 2008.

Tilman: Of the revenue coming in, how much does the City control vs how much does the County control vs how does the State control vs how much do the Utilities control?

MOG: Do you mean what is the source vs control? There is no control.

Tilman: Sales tax rate is voted on by who?

MOG: By the people

Logan: Because of utility taxes, the City's revenue benefits from hot summers and cold winters

SLIDE 6: GENERAL FUND REVENUES – 2008-2015

- Utility taxes have dropped almost \$1 million since 2008.
- Sales taxes are increasing.

Logan: Do we collect a telephone tax on Charter telephones – or cable tv?

CW: Cable is separate from telephone. Telephone tax has dropped dramatically because of everyone moving to cell phones and abandoning landlines. The plans are sold as a data plan, not as a phone service so they found a loop hole to get around paying the phone tax.

MOG: If it's a landline, we collect it. We are in litigation because of the utility tax-related funds.

McGuinness: Are the utility taxes directly related to the cell phone business? Is that where the loss is?

MOG: The vast majority of it is.

SLIDES 7 & 8: UTILITY TAX REVENUES

- Electric has gone up 54% due to hot summers.
- Telephone has dropped dramatically decreasing over \$2 million.
- Water and gas are relatively constant

SLIDE 9: OBLIGATED FUNDS

- Road and Bridge Revenues \$3.63 Million

Mayor: Can you say we receive that from the state, is that not associated with the 10 ½ cents per \$100 assessment value collected by the County with the property tax?

CW: The road and bridge tax is apportioned to the City from the County – I don't know the exact rate.

MOG: We get that money and are obligated to spend it for that purpose.

Flachsbart: We spend more on road and bridges - right?

MOG: Out of the General Fund.

SLIDE 10: GENERAL FUND - EXPENDITURES BY DEPARTMENT

- Since 2007, Police expenditures increased 22.6%.
- Streets decreased by \$252,000 since 2007.

Logan: Is that decrease the average for Streets Division or the number from 2007 to 2015?

MOG: That's actually an average of the annual

SLIDE 11: GENERAL FUND - EXPENDITURES - LARGEST COST CENTERS

- Public Services decreased 26% from 2010
- Police increased 11.5% from 2010

SLIDE 12: GENERAL FUND - POLICE DEPARTMENT

- The labor portion of budget increased since 2007
- Since 2007, discretionary expenses have decreased \$62,000.

Hurt: Is the decrease in expenses correlated to the head count?

MOG: Head count didn't go down.

McGuinness: When was downsizing?
MOG: 2010-2011

SLIDE 13: GENERAL FUND - PUBLIC SERVICES DEPARTMENT

- Since 2007, expenses decreased almost 11%.
- Personnel costs, between 2007-2015, have increased in raw numbers.
- Ten positions less than in 2007.
- When we budget, there are 4 categories- **Personnel-related expenses, contractual services, commodities, and capital.** We track the expenditures in each of those categories.
- Capital expenses have decreased from \$2 million to \$133 thousand out of the General Fund

Tilman: Are you going to talk about how to manage that money?
MOG: I hope we do, not necessarily tonight.

SLIDE 14: GENERAL FUND – ADMINISTRATION

- 2015 expenses - \$380,000 – 1.6% average annual increase
- Labor is up \$265,000 since 2007 – 18% overall
- 2.5 positions less than 2007
- 1.5 positions less than 2010

SLIDE 15: PARKS FUND – PARKS DEPARTMENT

- Not General Fund
- 37.4% overall increase in sales tax revenues since 2007
- Total revenues increased 36% during same time
- Internal revenues generated \$1.8 million – 63% overall increase

SLIDE 16: GENERAL FUND - BUDGET DETAILS – 2015

- Expenses exceed revenues by a significant amount
- Council funded a lot of one-time projects from the General Fund - Fund Reserves over the 40% policy.

SLIDE 17: GENERAL FUND - BUDGET DETAILS – WITH 2016 DATA

- Budgeted expenses are less than budgeted revenues

Hurt: Are expectations met for first half of year?
MOG: Yes – we are a little below expenditure projections

SLIDE 18: UPCOMING CAPITAL NEEDS MEMO

- There is an ongoing list of projects that are coming down the road – they need to be prioritized.
- This could be a task for F&A Committee.

SLIDE 19: 2015 PROJECTS FUNDED FROM GENERAL FUND - FUND RESERVE

- Last year, \$3 million worth of projects were funded
- Emerald Ash project will be an ongoing project that will be decided upon every year

SLIDES 20-24: SIGNIFICANT CAPITAL PROJECTS/HERE OR ON THE HORIZON

- Needs and wishes that have come up over the years.
- Decisions should not be made without knowing the full impact of where we're at.
- Comp Plan and Traffic Model need to be updated.
- Street reconstruction is underfunded
- Facilities is a huge expense – PWF is 20 years old
- Decision needs to be made on Doorack property.
- All card readers are outdated for building security
- Parking lots will need to be treated.
- Recreation - Riparian Trail connectivity, Railroad Park, Pathway on the Parkway near Brandywine, WHCR sidewalk extension, etc.
- Roads – Street reconstruction, Schoettler Road needs to happen, Baxter Rd extension, Hog Hollow and West Drive are in bad conditions
- All of the items on the list will have to be looked at individually

Tilman: Why is the Comprehensive Plan a capital project?

MOG: Not a capital item – it's a big ticket item at about a \$300,000 expense.

McGuinness: How much did you spend for snow removal?

MOG: Budgeting \$160,000 - the Planning and Public Works Committee is talking about expanding it but we don't know to what degree.

McGuinness: What is document management system?

MOG: A virtual file cabinet that is used within our file structure so you can identify and retrieve documents so there aren't multiple versions and multiple copies that eat up your storage. This is about \$100,000 expense.

McGuinness: Why aren't there estimates for these items?

MOG: Because there has not been an authorization to do preliminary engineering.

Tilman: So what is the financial process for a project? Is it capitalized over a number of years or do you expense the whole thing in the year that it is worked?

MOG: With the accrual method, we expense it when we incur the obligation because we don't depreciate. We also don't depreciate vehicles because we don't have the tax benefits to depreciate.

CW: Within the Financial Statements, there is a full accrual basis of accounting and for the purposes of those secondary financial statements, we track all fixed assets such as vehicles and depreciate them over the life. In terms of the accounting numbers used for budgetary purposes, that is known as a modified accrual basis – which is what we operate on and what we report to you when we provide financial updates. The key distinction between full accrual and modified accrual is that capital expenses are expensed when incurred rather than depreciated over the life of the asset. Debt issuances are expensed when paid.

Tilman: So did we take on any obligation on capital investments in part when we took on the Parks, Recreation, & Arts Program?

MOG: Yes.

Tilman: How much do we allocate to General Funds, to Capital Improvement, to Parks for these projects and how do get our head around all these buckets?

CW: In determining those buckets, it is really defined by the revenue associated with each fund. In terms of the Parks & Arts Fund, that's determined by the Parks Sales Tax.

MOG: It's not a Parks & Arts Fund – it's a Parks Fund and Council has elected that Parks, Recreation & Arts were funded out of that – that activity is fully funded out of the Parks Fund.

Tilman: Are we replacing Dump Trucks or Squad Cars General Fund Expenditures? What is the process?

MOG: We have a capital asset replacement schedule. All of the assets have different life spans and we try to space out the capital replacements over a 20 year time table.

SLIDE 25: GENERAL FUND – FUND RESERVE STATEMENT

- In 2016, we're going to spend more than we take in by \$1.6 million.
- We are projecting to have \$2.5 million above 40% reserve policy at the end of FY 2016

SLIDES 26 - 28: GENERAL FUND – ACCOUNTS OVER \$100,000

- Accounts in the budget for this year over \$100,000 – big ticket items

SLIDES 29 - 37: PARKS SALES TAX FUND - PROP P

- Spending \$334,655 more than we're taking in
- \$75,000 over the 40% requirement policy

CW: The Parks Fund 40% requirement is not an official city policy – but we've adopted this procedure to monitor that particular fund.

Tilman: Is there a forecast for those revenues as we develop our Parks system? How are we doing?

MOG: Yes. We're doing slightly better but we're doing much better when you include the internal generated rates, we did not anticipate that.

McGuinness: Are there some things that started off in the General Fund that have been moved to other Funds?

MOG: The way this City has done accounting for the last 15 or so years is we do not develop fully burdened accounts. Since 2015, we started allocating Parks related expenditures from the General Fund to the Parks Fund in order to make the General Fund budget balance. We moved what were previously General Fund expenses over to Parks - to allocate expenses that are incurred by Parks, we allocated those to Parks. Such as pro rata expenses for Parks for City insurance premium and fuel and vehicle.

DeCampi: How much revenue do we collect from the pool?

MOG: It is on the monthly report, I don't have that number but the pool is definitely a net loss.

SLIDE 38: PARKS FUND – LABOR EXPENSE

- Full-time labor vs Seasonal labor – becoming more and more reliant on seasonal labor.
- Labor costs have gone up, and seasonal labor can roughly correlate to revenue generation.

SLIDE 39: CAPITAL IMPROVEMENT SALES TAX FUND – PROP R

- Council decided to limit what these funds would be used for.

SLIDE 40: CAPITAL IMPROVEMENT PROJECTS

- Spending \$3.1 million/year to reconstruct 3.8 miles

- Optimistic goal of 30 year life for roads
- Need to replace 5.9 miles/year to maintain anticipated deterioration at \$4.81 million/year
- Good news is that price for street reconstruction has come down – but short \$1.7 million annually just to stay steady.

McGuinness: In 1988, County used to collect impact fees when they built a new street. Did we lose those impact fees to the county or do they come to us?

MOG: No, they don't come to us but there are various trust funds in the County that as development occurs, developers pay into a trust fund and those monies collected in those trust funds are spent within the trust fund districts.

McGuinness: Who monitors that?

MOG: We monitor it regularly, we are one of the few cities who do that so we can make sure the money stays in Chesterfield.

SLIDE 41: PROPOSITION P ORIGINAL PLAN

- Noted typo, FY 2000 was omitted

SLIDE 42: CAPITAL PROJECTS FUND

- Sufficient funds generated by Sales Tax to maintain our streets

SLIDE 43: CAPITAL FUND

- Since 2010, there has been a conscious decision to migrate purchases for vehicles/equipment/building improvements from General Fund to the Capital Projects Fund.
- Has increased almost 2000% since 2010.
- Going up to 2004, the General Fund became distressed which is why we went to voters for ½ cent sales tax for Parks.

Logan: Are you saying the original budget was for those items to stay in the General Fund?

MOG: The only thing that was changed, as was planned and strategized, to spend it on street reconstruction. Didn't charge personnel - we had project managers funded by the General Fund. Testing and all things related to the contract were charged to the Capital Trust Fund.

SLIDE 44: CAPITAL IMPROVEMENT – SALES TAX FUND - HISTORY OF ACTUAL EXPENSES

SLIDE 45: CAPITAL FUND INSIGHTS

SLIDES 46 - 48: GENERAL FUND EXPENSES

- Vast majority of expenses are on personnel
- Capital has decreased at the expense of labor
- Contractual and Commodities has stayed relatively the same for the last 9 years.

SLIDE 49: HEADCOUNT BY FUNCTIONAL DEPARTMENT – SINCE 2008

- Police Dept. – 4 more than in 2008, went down in 2010, but back in 2016 with +4
- Public Services – down 8
- Parks – up 8
- Admin – down 2.5

- Capital projects – up .5

Mayor: Didn't we add eight police officers when the outlet malls came along?

MOG: Yes, we did and we added two resource officers.

Mayor: How does that add up to net zero

MOG: You're not net zero, you are plus four. You went down 6 officers that were reduced in 2010.

You had 98 in 2008, down to 92, and since that time you've built back up to 102. Every one of those heads were reviewed and approved by Council and included in the budget.

Hurt: The Chief and I were just talking, it was seven not six, there were also two frozen positions that you didn't account for so we were trying to get back to full staffing.

MOG: There was a grand total of 23 positions eliminated.

SLIDE 50: TOTAL COMPENSATION

- Categories divided into State & local government; and Private industry
- We were able to take our payroll data over past several years and come up with an hourly wage and benefits. Then compared to State & local government and Private industry.
- We noted that the trends are across the board – right in line with both categories.

Mayor: If we continue to throw 3% for merit increases, what I'm concerned about is it's going to contribute to creating an obligation in salaries, benefits and retirement over the long term that we will have a hard time meeting.

Mayor: CPI is the most applicable and appropriate measure when trying to get guidance for how much to allocate towards salary.

MOG: We are comparing growth of wages and benefits for three groups of people, whether or not you like the rate of increase, is a separate discussion.

Tilman: When you look at a salary position - does each of those have a range so when a person hires on and is in the same position for 25 years, are they leveled out?

MOG: Yes, it's frozen. Council policy is every year they review the CPI from the prior year because there are no cost of living increases in Chesterfield, every compensation increase is merit based. If there is a CPI adjustment, the entire pay range is adjusted on January 1st.

SLIDE 51: HOURLY WAGES & SALARIES

- Chart shows a trend – not a comparative standard

SLIDE 52: BENEFITS

- Spiked in 2010 because there was a work force reduction and severance was paid to former employees and severance is counted as a benefit because it's time paid for hours not worked.

SLIDE 53: OVERTIME BY DIVISION

- Significant portion of this is offset by revenues
- Police Dept. gets a big portion of overtime offset by DWI checkpoint grants
- Parks has revenues coming in for rentals and we hire off-duty police and those charges are charged to the rental user.

Hurt: Do you have a way of tracking overtime and how it is reimbursed?

CW: We can – but have not tracked to that degree.

Mayor: Difference between overtime and moonlighting. If officers are working off-duty and being paid by an outside vendor – I question if this is overtime or moonlighting.

MOG: Chief schedules the overtime but City gets reimbursed for the overtime paid.

Hurt: If it's moonlighting, the officer is not using a City vehicle

Chief: When officers work for private vendors – totally separate from Police Dept. – we don't become involved in that. That is moonlighting. If we contract with a vendor for police, the City pays the overtime rate but we get the same amount reimbursed to the City to offset that cost.

SLIDE 54: LABOR EXPENSE ALL FUNDS

SLIDE 55: DEBT MANAGEMENT

- Assessed valuation of \$1.87 billion
- Legal debt limit is \$187 million
- Current debt is \$7.34 million

SLIDE 56: DEBT SERVICE – PRINCIPAL & INTEREST

- Capital Service Debt retires in 2019 – does not represent a windfall
- If this funding is not used for streets, plan for future debt
- City hall debt retires in 2022 – this is a windfall – but building will need repairs
- Parks debt steadily increases thru 2015 – sometime in the next 9 years, annual expenditures will be \$973,022 to maintain current programs
- Nothing can be added that requires manpower, more maintenance, etc. without adding revenues.

Discussion that the bad years will be 2020 thru 2022 but better after 2025.

McGuinness: Do you have a personnel list?

MOG: New personnel is off the table unless there is offsetting revenue.

Logan: Have we looked at restructuring the parks debt?

MOG: Yes – we just refinanced it.

SLIDE 57: SALES TAXES REVENUES GENERATED BY THE COC

- The community generates \$95 million in sales tax to others – does not include TDD
- \$60 million to state agencies

Tilman: Asked for information on what is voted on vs. what is mandated by State or County.

SLIDE 58: PROPERTY TAXES GENERATED BY THE COC

- \$148 million in property taxes
- City is the economic engine for the area and we have economic issues

Hurt: Suggested that this information be provided to the residents through a newsletter

Tilman: Asked for same information as for Sales Tax

SLIDE 59: PROPERTY TAXES FOR \$300,000 HOME IN CHESTERFIELD

SLIDE 60: ASSESSED VALUATION COMPARISON

- Chesterfield has assessed valuation of \$1,870 billion – almost \$1 billion over closest rival

Flachsbart: How much revenue does Maryland Heights get from casinos?

MOG: About \$1 million/month.

SLIDE 61: MUNICIPAL PROPERTY TAX RATES

SLIDE 62: \$.25 PROPERTY TAX

- 25 cent property tax would generate about \$4.6 million
- Residents pay about \$3.6 million per year for trash collection
- There could be different tax rate for residential vs commercial – and could have one or the other.

SLIDES 63 - 67: CONCLUSIONS

- Revenue and Expenses have decreased from 2008
- Total labor expenses have increased 3.7% since 2007 and includes impact of force reduction and parks expansion related to Prop P
- Biggest driver of labor cost is the head count.
- F&A Committee should maintain a list of big ticket items for future funding
- City has no excess annual operating revenues to fund new or expanded programs unless they are revenue positive or offset by existing funded programs.
- Transfers of expenses from General Fund to Capital Projects and Parks Fund are not sustainable going forward.

Discussion about telephone taxes:

- City is in a class action lawsuit.
- Companies say that data portion of cell phone usage is not a phone so we are not receiving tax on that.
- Telecommunications lobby is very strong
- Flachsbart suggests that all State legislatures know how much City contributes to State funds

Discussion about head count:

- Mayor noted that Wildwood contracts out for services.
- City has to wrestle with what level of service they want to provide.

Discussion about Parks Prop and voters – voters think they are funding parks and City should not transfer expenses to Parks Fund – would be contrary to what voters were told.

Flachsbart asked for a list of all things that are transferred - that are not strictly street construction and are transferred there – all the things that are not strictly Parks that are transferred there. And how closely they align with the purpose of that Fund. Give to F&A Committee. Need to know what is being charged against it and the rationale for it.

QUESTIONS/DISCUSSIONS AFTER PRESENTATION

DeCampi: I have a question about **labor**. I know right now everyone is at peak season but is there a point between December and March that some people on the payroll aren't as busy?

MOG: Parks does a lot of work in the off-season to get things ready for the peak time. We have developed a labor force that allows some overlap to be able to be cross-trained and shared so we try to shave the peak off of things. We are not staffed to handle peak load anywhere. I don't know if there is a time that we really have excess capacity. In the winter, street department can't take vacation because of snow removal, summer is peak time for construction so engineers and project managers have to be there. So the nature of the job drives what level may be at work at any given day. It is a challenge to give people

the time off they have. Pointed out that we have a significantly fewer people in the street department now than we did in 1997. We are able to offset the workload because we have Parks people to help and have gotten better at what we do.

McGuinness: Asked for information about **headcount** in 1996 compared to now.

MOG: Currently have 242 – do not have numbers for 1996 but substantially less.

McGuinness: So is our mission to figure out how to **cut this budget**?

MOG: If you cut 20 key positions, it is going to impact service. We don't have redundancy in positions – when someone is out, it either doesn't get done or it waits. Discussion of how going from 6 planners to 4 has affected workload and how the department was not allowed longer turn-around times for processing applications and permits. What level of service do you want to provide?

Tilman: What is the plan, **what information will we have available to us and by when**, so we can decide how we want to evaluate these services?

MOG: We have an F&A meeting on July 18th and that is the discussion we have to have. The first decision you have to make is telling Staff which level of information you want (choice of two options – line item budget versus summarized budget document). In 2004, Council made the decision to have account level information.

Logan: Can you produce an **annual General Ledger Report by Account**? What would it tell us that we don't see now - just actual individual expenditures as they were logged in?

CW: You would see accounts over \$100,000.

Mayor: Any **suggestions on how we would provide greater detail** like Barb wants? Divide that up into departments and have different committees review different departments?

MOG: There has to be a global budget review. I would suggest we give you a preliminary budget and you identify those areas of concern and we either justify them or they come out.

Mayor: As elected representatives, we have an **obligation to look more closely at the taxpayer dollars and expenditures**. But whether it is realistic and called for to go down to the nth degree, maybe there is some intermediate level that gives us a legitimate feel for where our dollars are going.

MOG: I'm pretty confident the budget will stand up well to scrutiny. I think the problem I feel from your side is that you have been denied access to detailed information. **It needs to be provided to you ahead of time so you can object to it in sufficient time to reasonably impact the budget approval.**

Tilman: **Big List would be helpful and could be prioritized by F&A Committee** as to what needs to be approved or not approved. Use that as a guide.

It would also be helpful if you take your Delta and went to your department heads and said we know you are going to turn in a Proforma Budget, based on your assumptions for next year, to help us get to close that \$2 million gap, **what are your thoughts if you had to apply a 10% reduction for your department**. Tell us what that would mean in each department.

McGuinness: It is incredibly important to have as much detail as we can. We are not bound, except contractually where we are, by past Councils' activity or actions.

Flachsbart: **The entire Council has to prioritize the Big List.**

Hurt: Looks like we lost the chance for a **5-year budget** for this year, I'd like to get this back by next year.

MOG: One of the problems I think with the concept of the 5-year plan, is that they budgeted out revenues and they budgeted out expenses and you overestimate expenses and underestimate revenues to try to be conservative. I think what should be done is you put out your 2% growth but you reduce it by a backdrop of historical relevance.

Hurt: The important part of that is the **debt service impact.**

Logan: It's both the debt service and we as a Council have to start planning for what **level of service we want to provide for the next 5 years.** Need to provide **specific goals for the next 5 years.**

MOG: We have an **unhealthy reliance on sales tax revenue.**

CW: We will put the **5-year plan on the F&A Committee agenda.**

McGuinness: Where is the house bill in terms of

MOG: Still waiting. It's \$230,000, it really doesn't impact a whole lot.

UPCOMING MEETINGS/EVENTS

Monday, July 25

Planning Commission (7pm)

Monday, August 1

Next City Council meeting (7pm)

RECOMMENDATIONS – PLANNING/PUBLIC WORKS (P/PW) COMMITTEE

As detailed within the enclosed MINUTES, prepared by Planning and Development Services Director Aimee Nassif, the Planning and Public Works (PPW) Committee met on Thursday, June 23, 2016. The following is a list of the items discussed, by this Committee, which will be discussed in greater detail, at Monday's meeting:

----BILL NO. 3095 – P.Z. 01-2016 18600 OLIVE STREET ROAD (EZRA PARTNERS LLC) (SECOND READING)

----BILL NO. 3096 – YIELD CONTROL – BENT TREE DRIVE AND WINDFALL RIDGE (SECOND READING)

IIIB. BILL NO. 3099- P.Z 11-2015 KEMP AUTO MUSEUM (FIRST READING)

CITY POLICY NO. CC-33: PLANNING COMMISSION CANDIDATES (VOICE VOTE)

----BILL NO. 3100 - CHESTERFIELD VILLAGE MALL (FIRST AND SECOND READINGS)

----BILL NO. 3101 – LONG ROAD CROSSING, LOT A (FIRST AND SECOND READINGS)

----BILL NO. 3102 – BOUNDARY ADJUSTMENT PLAT 1 (MPD INVESTMENTS & LARRY ENTERPRISES) (FIRST AND SECOND READINGS)

As always, if you have any questions, please contact Councilmember Dan Hurt, Chairperson, any other member of this Committee, Ms. Nassif or me, prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, Acting Co-City Administrator
FROM: Aimee Nassif, Planning and Development Services Director
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 23, 2016



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 23, 2016 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Barbara McGuinness** (Ward I), **Councilmember Bridget Nations** (Ward II) and **Councilmember Bruce DeGroot** (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Guy Tilman, (Ward II); Planning Commission Chair Stanley Proctor; Planning Commission Member Merrell Hansen, Planning Commission Member Laura Lueking; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the June 9, 2016 Committee Meeting Summary

Councilmember Bridget Nations made a motion to approve the Meeting Summary of June 9, 2016. The motion was seconded by Councilmember DeGroot and **passed by a voice vote of 4-0**.

II. UNFINISHED BUSINESS – None.

At Chair Hurt's request, the Committee agreed to discuss New Business Item B before the Planning Commission interviews.

III. NEW BUSINESS

- B. P.Z. 11-2015 Kemp Auto Museum (16861 Chesterfield Airport Road): A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 2.65 acres located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

STAFF REPORT

Jonathan Raiche, Senior Planner, presented the project request for a zoning map amendment for a 2.65 acre site located at 16861 Chesterfield Airport Road. Mr. Raiche gave a PowerPoint presentation showing photographs of the site and surrounding area. The current governing

ordinance permits only a sit-down restaurant. The Applicant is requesting an additional seven uses:

1. Restaurant, Sit Down (currently Permitted)
2. Coffee Shop
3. Commercial Service Facility
4. Office, General
5. Professional and Technical Service Facility
6. Restaurant, Take out
7. Restaurant, Fast Food (without drive-thru and limited to "fast casual")
8. Retail Sales Establishment, Neighborhood

The subject site is located within the Mixed Commercial Use land use designation. The requested uses are all consistent with the City's Land Use Plan.

Preliminary Plan

As shown on the Preliminary Plan, there is a 24,000 sq. ft. building on the northern portion of the site with parking located primarily on the southern portion of the site. There will be shared access with the Pacific Dental building on the west through an existing access drive. There will also be cross access on the east through an existing access drive. Attachment A requires that cross access be provided through the site. Proposed hours of operation are limited to 6 a.m. to 11 p.m., which is consistent with the Pacific Dental building. There is a 30 foot landscape buffer along Chesterfield Airport Road and a 20 foot buffer on the north. MoDOT has given the Applicant permission to plant on MoDOT's right of way in order to increase the buffer to 25 feet on the north.

PLANNING COMMISSION REPORT

Planning Commission Chair, Stanley Proctor, stated a Public Hearing was held in November of 2015 with a subsequent Issues Meeting in May 2016. Issues pertaining to cross access and hours of operation were raised. The Applicant successfully addressed those issues and the Planning Commission unanimously recommended approval of the zoning map amendment.

DISCUSSION

In response to Chair Hurt's question, Ms. Aimee Nassif, Planning and Development Services Director, explained that a Commercial Service Facility is defined as a business that offers services along with some retail goods such as a print shop or copy shop.

Councilmember Nations made a motion to forward P.Z. 11-2016 Kemp Auto Museum (16861 Chesterfield Airport Rd.) to City Council with a recommendation to approve. The motion was seconded by Councilmember McGuinness and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the July 18, 2016 City Council Meeting. See Bill # 3099 

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 11-2016 Kemp Auto Museum (16861 Chesterfield Airport Rd.).]

A. Planning Commission Nominee Interviews

Before the interviews took place, Planning Commission Chair, Stanley Proctor, stated he has no objection to the existing procedure used to select members of the Planning Commission. However, he would recommend that the Planning Commission Chair be notified in advance of who the nominees are. He believes the Chair should not be involved in the selection process of the nominees but if there are nominees for the Planning Commission, then he feels the Planning Commission Chair should be notified in advance of who the nominees are prior to the interview process. He noted that his suggestion does not reflect in any way on the current nominees. If Council approves them, he would be more than pleased to work with them on the Planning Commission.

Discussion

There was a brief discussion on the current notification policy and the Committee agreed that the Planning Commission Chair should be included on the distribution list of the nominees' resumes.

Councilmember DeGroot made a motion to formally notify the Planning Commission Chair of any future nominees for the Planning Commission. The motion was seconded by Councilmember Nations.

Mayor Nation was not in agreement of with changing the policy. He stated that in certain circumstances there are could be legitimate reasons why he may not want to inform the PC Chair ahead of time. Councilmember McGuinness stated her opinion that once the nominees have been selected, the PC Chair should receive a copy of the nominee's resume before the interview process.

The above motion passed by a voice vote of 4-0.

Chair Hurt then introduced nominee John Marino, representing Ward II.

Mr. Marino thanked the Committee for considering him. He stated he grew up in Chesterfield and has recently moved his family back to Chesterfield. The City has experienced phenomenal growth and he wants to make sure there is a clear succession plan for the City. He is a partner with the law firm of McMahon Berger. Their main focus is labor and employment defense and his practice focuses on litigation management and consulting. Mr. Marino indicated that after reviewing the developers with whom the City is currently working, his firm is not representing any of them.

In terms of what can be improved upon in Chesterfield, Mr. Marino stated his concern for the downfall of Chesterfield Mall since the outlet malls have opened.

Chair Hurt then introduced nominee Nathan Roach, representing Ward 4.

Mr. Roach stated for several years, he has had an interest in serving on the Planning Commission which stems back to a time when he was involved in store planning and researching new retail locations. He has lived in Chesterfield since the late 1980s. He owns a consulting firm and is involved in marketing research for consumer product companies such as retail chains and restaurants.

In terms of what can be improved upon in Chesterfield, he explained that most retail chains have three or four different store designs they can use, but they choose to use the one that looks similar

to their other stores and the one that is the most economical to build. If they are asked to come up with a more upscale model, they can usually do so. He gave the example of the Walgreen's at the corner of Clarkson and Clayton Road in Ellisville versus the one located at Long Road and Chesterfield Airport Road. The Ellisville store obviously was more expensive to build, but retailers will pitch the most economical model to build. He believes that Chesterfield is a community that warrants more upscale models.

Planning Commission Chair, Stanly Proctor, advised Mr. Marino and Mr. Roach that if their nominations are approved by City Council, they will be introduced to the other members of the Planning Commission at their first Planning Commission meeting. As Chair, he believes that the better the Commissioners know one another, the better they can work together.

Councilmember DeGroot made a motion to forward the Planning Commission nominations of John Marino, representative of Ward II, and Nathan Roach, representative of Ward 4, to City Council with a recommendation to approve. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

Chair Hurt stated City Council will vote on these nominations at the July 18, 2016 meeting.

OTHER NEW BUSINESS

Councilmember McGuinness stated she received an email from a resident who lives on a corner lot and who has questions about where to store her trash cans so they are not visible from the street. Councilmember McGuinness noted that this is a real problem for residents who live on corner lots and suggested that the ordinance be reviewed.

Councilmember McGuinness made a motion directing Staff to review the property maintenance ordinance and make a recommendation on how to address concealing trash cans on corner lots or double frontage lots. The motion was seconded by Councilmember Nations.

Discussion

Ms. Aimee Nassif, Planning and Development Services Director, explained that the City's Property Maintenance Code states that for residences, trash cans cannot be stored so they are visible from the front of the property. There is no special compensation or dispensation for corner lots. There are currently a couple of cases in Municipal Court related to this issue. The Ordinance has already been reviewed and there are no exceptions or variances whatsoever. Since this is under current litigation, the Committee decided it would not be appropriate to consider a review at this time. Ms. Nassif agreed to inform the Committee after the current cases have been resolved in Court.

Councilmember McGuinness withdrew her previous motion and Councilmember Nations concurred.

(Councilmember McGuinness left the meeting at 6:15.)

IV. PROJECT UPDATES

Ms. Aimee Nassif, Planning and Development Services Director, presented updates on the following projects:

WARD I: PROJECT UPDATE

- Warwick on White Road- zoned R2. Site plan for 10 new homes is under review.
- Zoning map amendment for Monsanto Chesterfield Campus to the "UC" District. Will be on for vote before the Planning Commission in July.

WARD II: PROJECT UPDATE

- I-Fly – 595 Chesterfield Center – Waiting on mylar of approved site plan and submittal of improvement plans.
- The Grove in Chesterfield Development – 96 assisted living units. Currently under construction.
- Watermark at Chesterfield Village – A Site Development Plan for three 4 story multi-family structures – Site Development Plan is under review.
- Rabo AgriFinance Headquarters located at 14767 N. Outer 40. Office building with structured parking.
- Highland on Conway – Under construction.
- 40 West Luxury Living. Change of zoning to R-6 (14.2 acres). Public Hearing held on May 23, 2016.
- Wild Horse Baxter Center (Shelbourne) - Change of zoning to UC (5.21 acres). Public Hearing scheduled for June 27, 2016.

WARD IV: PROJECT UPDATE

- Arbors at Wilmas Farm. Zoned for 47 single family lots on 50 acres. Site Development Plan under review with Planning Commission.
- Boones Crossing NE, Lot 1B (Midwest Regional Bank) – Site Development Section Plan under review with staff. Tentative ARB on July 14th.
- Chesterfield Commons Six, Lot 7B (Courtyard by Marriot). Four story, 112 room hotel currently under construction.
- Beyond Self Storage – 3 story, 44 ft. tall self-storage facility. ARB reviewed on June 9. Site development plan still under review with Staff.
- P.Z. 04-2016 US Ice Sports Complex – Valley Gates (Topgolf USA Chesterfield LLC) – Rezoning to "PC" District (22.2 Acres). Public Hearing scheduled for June 27.
- The Wedge – A convenience store, fast food restaurant with drive-thru, two fuel pump islands, drive-thru car wash, and retail building. ARB reviewed on May 12. Currently under review with staff.
- Cavender's – Now Open

OTHER PROJECTS UNDER REVIEW

- Arbors at Kehrs Mill
- Brattle Hill
- Rock and Brews
- Holiday Inn Express
- Bur Oaks
- Edison Express

- Willows at Brooking Park
- Friendship Village
- 116 S. Greentrails
- Four Seasons – Panera
- Kraus Farm Center
- Schoettler Grove
- Raising Cane's restaurant
- Twin Peaks restaurant

V. OTHER

VI. ADJOURNMENT

The meeting adjourned at 6:36 p.m.

DATE: June 7, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

FROM: James A. Eckrich, P.E. *JAE*
Public Works Director / City Engineer

RE: Yield Control – Bent Tree Drive and Windfall Ridge



The City of Chesterfield has received a request from the Trustees of the Bent Tree Subdivision for a Yield sign on Windfall Ridge Drive at Bent Tree Drive. The Trustees indicate that these streets intersect in a skew, and it is unclear to some drivers that Bent Tree Drive is the primary street, and motorists from Windfall Ridge Drive should yield to traffic on Bent Tree Drive. The Trustees believe a Yield sign would be an appropriate application and would alleviate this problem.

I have reviewed the intersection and agree with the Trustees. Due to the geometry of the intersection, there could be some ambiguity on the part of a motorist as to which is the primary street. Accordingly, a Yield sign is warranted in accordance with standard engineering practice and the Manual of Uniform Traffic Control Devices (MUTCD).

Action Recommended

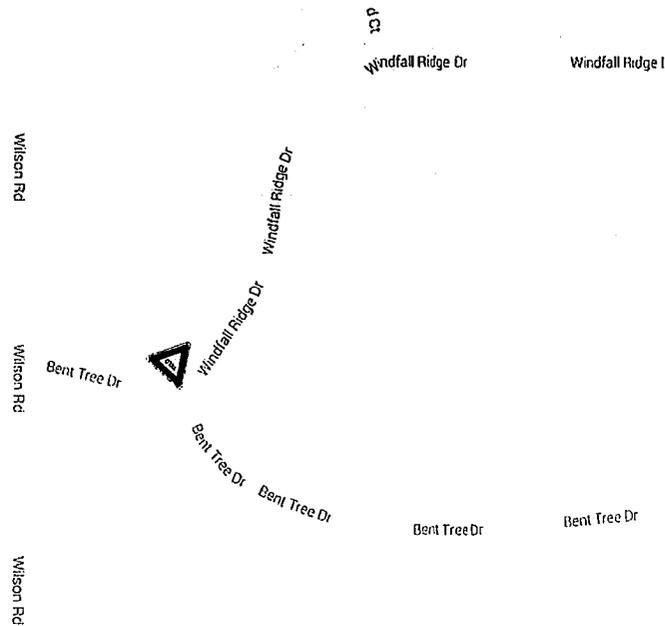
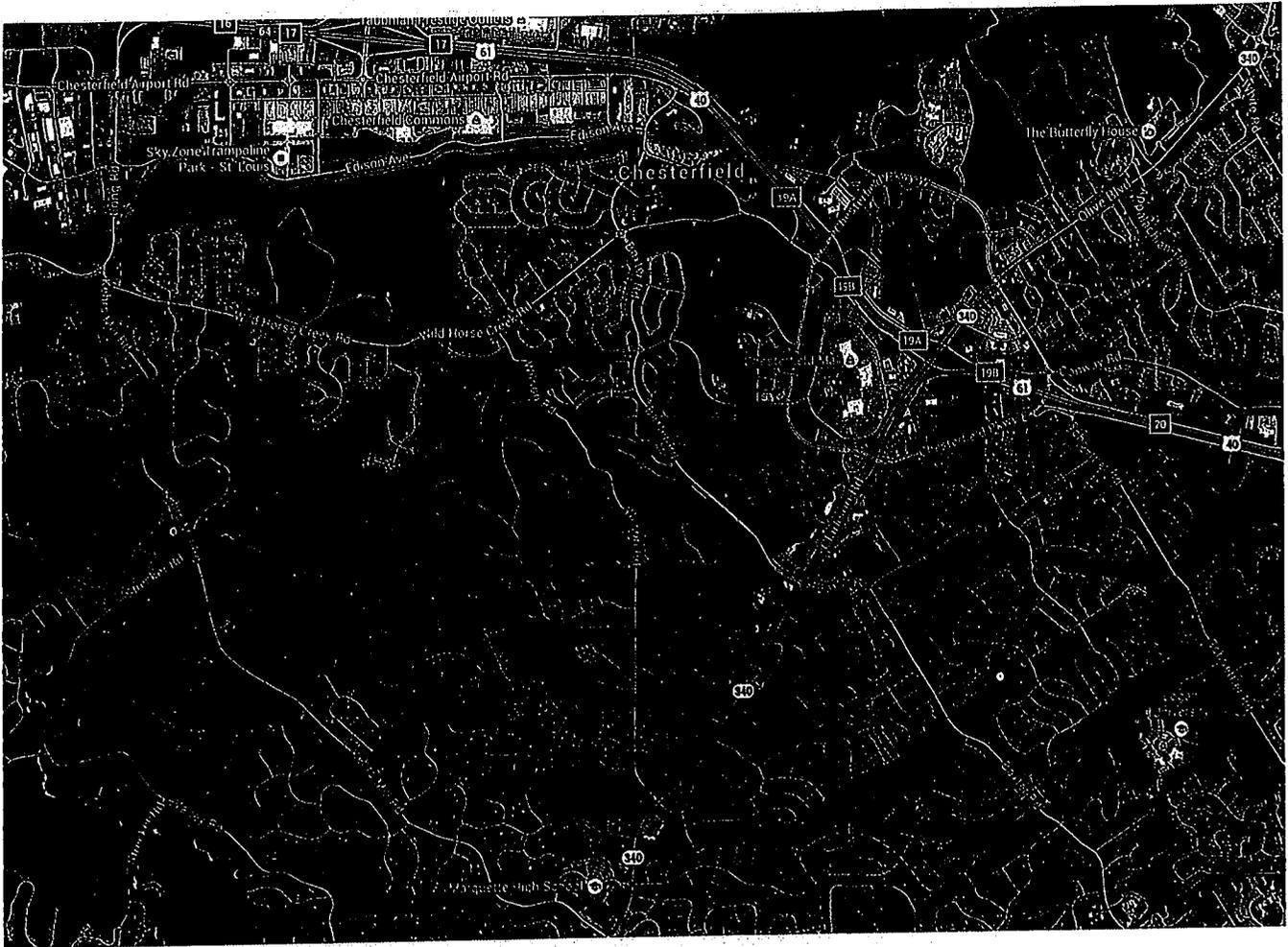
This matter should be forwarded to the Planning and Public Works Committee for its consideration of the installation of a yield sign on Windfall Ridge Drive at Bent Tree Drive. If recommended for approval by the Planning and Public Works Committee, the matter should then be forwarded to the full City Council for consideration of the attached ordinance.

*Forward to PPW
me
2016-6-8*

See Bill # 3096

Bent Tree Subdivision Yield Sign

Windfall Ridge Drive at Bent Tree Drive



City Council Memorandum

Department of Public Services



To: Michael O. Geisel, Interim Co-City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: July 11, 2016
CC Date: July 18, 2016
Re: **P.Z. 11-2016 Kemp Auto Museum (16861 Chesterfield Airport Rd.)**: A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 2.65 acres located on the south side of Interstate 64 east of Chesterfield Commons Drive (17T230190).

Summary

Doster, Ullom, & Boyle, LLC on behalf of Johnny Y Properties, LLC has submitted a request for a zoning map amendment for the purpose of adding permitted uses. The current governing ordinance only permits restaurants, sit down. The applicant has proposed a total of eight uses for the site which are listed in the Attachment A.

A Public Hearing for this request was held at the November 23, 2015 City of Chesterfield Planning Commission meeting. Issues pertaining to cross access and hours of operation were raised. These items were discussed and additional information addressing these issues was provided at the vote meeting held on June 15, 2016. The Commission recommended approval of the zoning map amendment by a vote of 5-0.

This petition was reviewed by the Planning and Public Works Committee on June 23, 2016. The Committee voted 4-0 to forward the petition to City Council with a recommendation to approve. Attached to the legislation, please find a copy of the Attachment A and the Preliminary Plan.

See Bill 3099

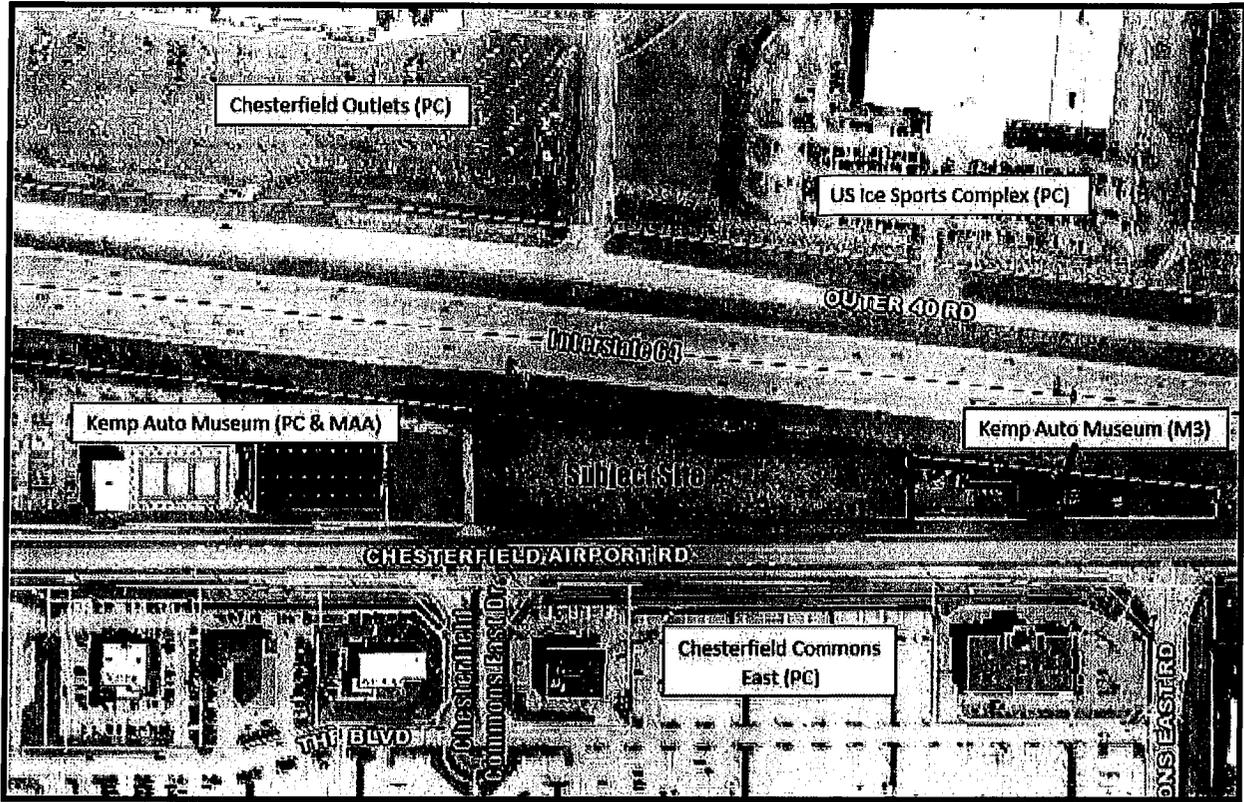


Figure 1. Aerial Photograph

**CITY OF CHESTERFIELD
POLICY STATEMENT**

CITY COUNCIL

NO. 33

SUBJECT Planning Commission Candidates

INDEX CC

DATE 7/18/2016
ISSUED

DATE
REVISED

POLICY

When there is a vacancy on the Planning Commission and a candidate is selected to be interviewed to fill said vacancy, the Chair of the Planning Commission shall be notified and provided a copy of the Candidate's resume.

Notification to the Chair shall be made once the candidate is selected and the interview is placed on an upcoming Planning and Public Works Committee agenda. The notification shall also include a copy of the candidate's resume. This resume shall be kept confidential by the Chair and not shared with other members of the Planning Commission or the public.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, Interim Co-City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: July 11, 2016
CC Date: **July 18, 2016**
Re: **Chesterfield Village Mall (The Grove in Chesterfield):** A petition for a partial vacation of an easement located on Adjusted Lot A of The Grove in Chesterfield (19S432021).

Stock and Associates Consulting Engineers, Inc., on behalf of BSLC JV Chesterfield, is requesting the vacation of a general utility easement located on the subject property.

The City has received notice from all impacted utilities of their vacation of rights to the easement. This includes The Metropolitan St. Louis Sewer District (MSD), Ameren, AT&T, Missouri American Water Company, and Laclede Gas Company.

Attached to the legislation, please find a copy of the Exhibits A and B which show and describe the easements to be vacated.



See BILL NO. 3100

City Council Memorandum

Department of Public Services

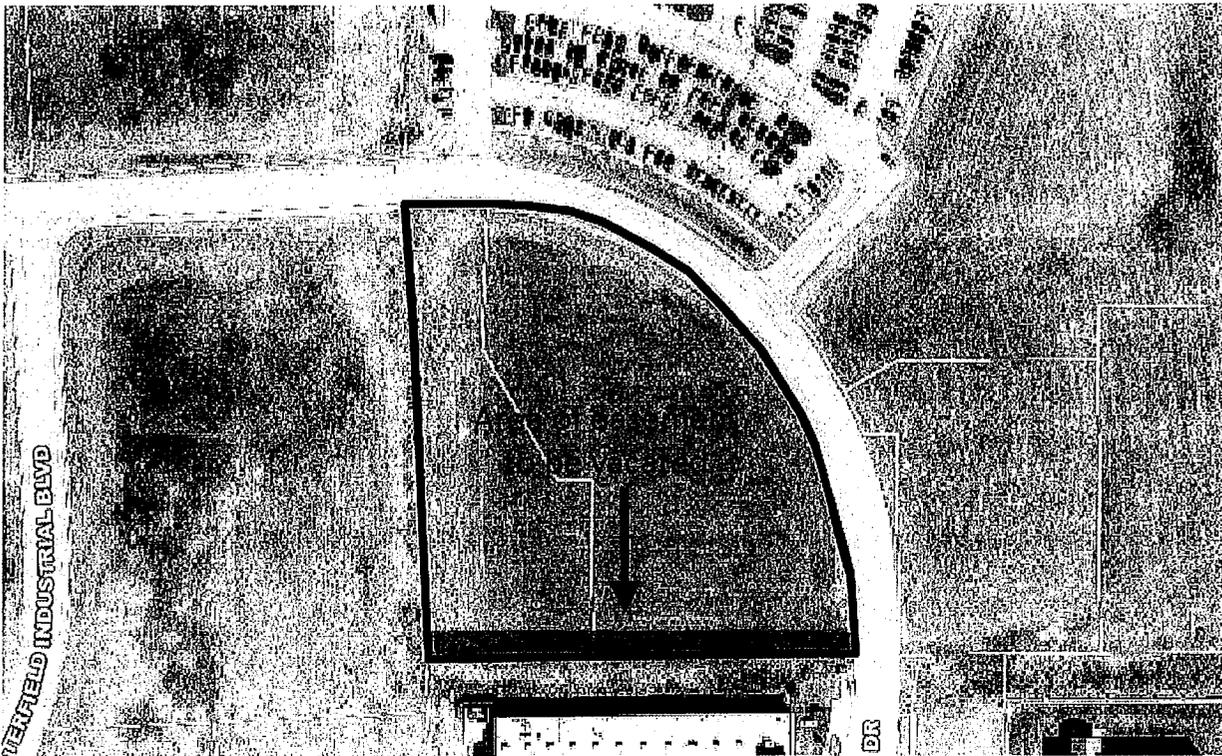


To: Michael O. Geisel, Interim Co-City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: July 11, 2016
CC Date: **July 18, 2016**
Re: **Long Road Crossing, Lot A:** A petition for vacation of a portion of the Chesterfield Valley Storm Water easement located on part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3, and 4.

Kehr Development, LLC and Union Electric Company dba Ameren Missouri are requesting the vacation of a Chesterfield Valley Storm Water easement located on the subject properties.

The Department of Public Services has reviewed the request and determined the easement to be unnecessary.

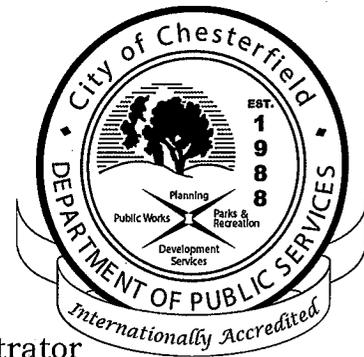
Attached to the legislation, please find a copy of the Exhibit A which shows and describes the easements to be vacated.



See Bill NO. 3101

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, Interim Co-City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: July 11, 2016

CC Date: July 18, 2016

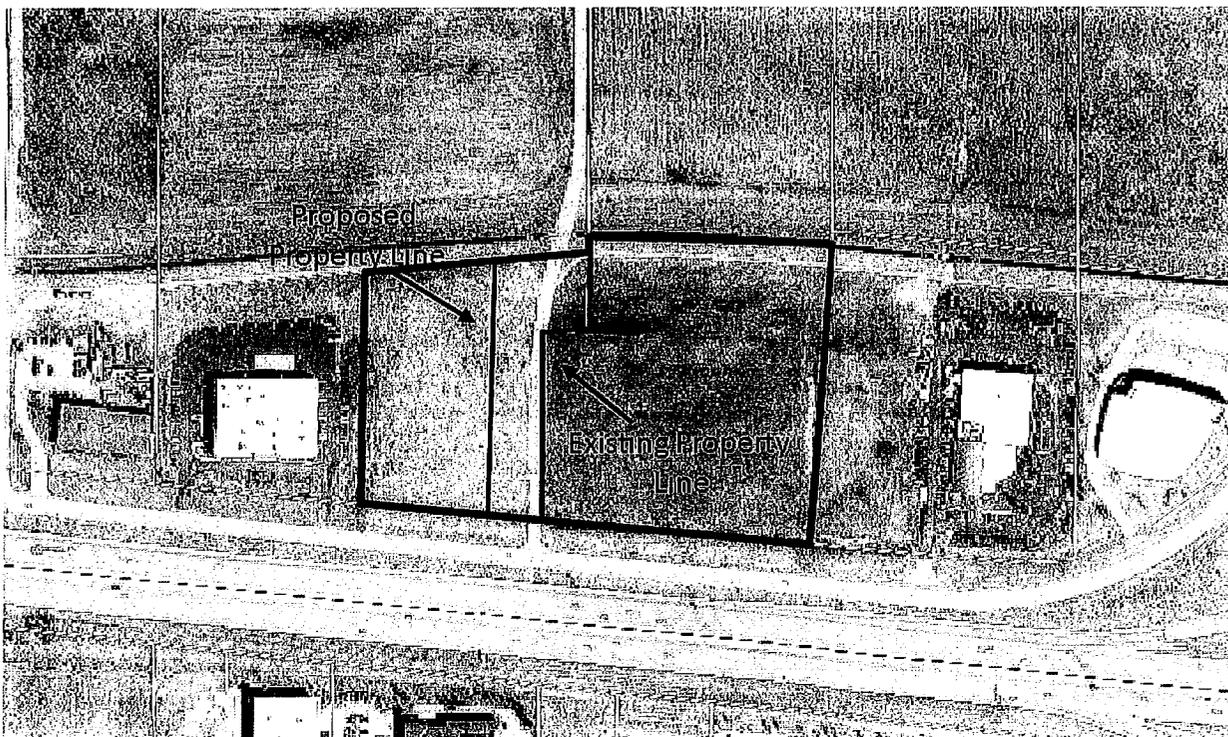
Re: **MPD Investments and Larry Enterprises Jim Lynch Hummer, (17481 and 17401 North Outer 40 Road):** A Boundary Adjustment Plat for Lot 2 of MPD Investments and Lot 1 of Larry Enterprises Lynch Hummer, zoned "PI" Planned Industrial District, located north of North Outer 40 Road west of Boone's Crossing.

Stock & Associates Consulting Engineers, Inc., on behalf of Maryland Land Company, LLC, have submitted for review and approval the Boundary Adjustment Plat for a 11.045 acre tract of land zoned "PI" Planned Industrial District located at 17481 North Outer 40 Road and 17401 North Outer 40 Road.

The purpose of said Boundary Adjustment Plat is to adjust lot lines to facilitate development of the western half of the two properties.

For your information, Boundary Adjustment Plats are only reviewed by City Council.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



See
Bill
NO
3102

LIQUOR LICENSE REQUEST

As detailed in the enclosed memos, prepared by Andrea Majoros, Business Assistance Coordinator, the following Liquor License Request has been reviewed by both the Police Department and the Planning/Development Services Division of the Department of Public Services. It is recommended for your approval:

AMC THEATERS CHESTERFIELD 14, 3000 Chesterfield Mall– Requesting a new liquor license to sell liquor by the drink and Sunday sales.

At Monday's meeting, I will recommend approval, which can then be approved by a voice vote.

Please let me know if you have any questions, prior to Monday's meeting.



MEMORANDUM

DATE: June 22, 2016

TO: **Interim City Administrators**
Mike Geisel ✓
Chief Ray Johnson

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – AMC THEATRES
CHESTERFIELD 14**

AMC Theatres Chesterfield 14, 3000 Chesterfield Mall, has requested a new full liquor license to sell liquor by the drink and Sunday sales.

Ms. Lorene Samson is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Monday, July 18 City Council meeting, I will immediately issue this license.

RESOLUTION TO ACCEPT LAND CONVEYANCE

For Council's consideration Monday, July 18th, Staff has prepared a resolution authorizing the City Administrator to execute the "acceptance of conveyance" agreement from the Missouri Highway and Transportation Commission. This is the final land conveyance necessary for the Beautification project to proceed. If approved, the project will be bid immediately and construction is anticipated to begin later this year. This project is FULLY FUNDED by the Chesterfield Valley Transportation District, but is bid and managed by the City of Chesterfield Department of Public Services staff.

As Council is aware, the Chesterfield Valley Transportation District is funding the design and construction of the beautification phase of the Long Road, Kehrs Mill, and Wild Horse Creek Road intersection improvements. St. Louis County has previously conveyed right of way to the City, the TDD has purchased approximately 5 acres from a private land owner at a cost of \$240,000, and now the Missouri Highways and Transportation Commission has agreed to convey the last tract of land which is associated with the transportation beautification project. Inasmuch as this conveyance appears imminent, the City will move forward with the beautification project, fully funded by the TDD.

If you have any questions regarding this resolution or the beautification project, please contact me prior to Monday's meeting.

A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT CONVEYANCE OF LAND BY QUIT CLAIM DEED AT THE SOUTHWEST CORNER OF WILDHORSE CREEK ROAD, KEHRS MILL ROAD AND LONG ROAD IN CONJUNCTION WITH THE CHESTERFIELD VALLEY TRANSPORTATION DISTRICTS BEAUTIFICATION IMPROVEMENTS.

WHEREAS, the Chesterfield Valley Transportation Development District was lawfully organized by declaratory judgment in December of 2004 after an affirmative vote of the registered voters within the proposed District; and

WHEREAS, the list of proposed projects to be initiated by the Chesterfield Valley Transportation District included improvements to the intersection of Long Road, Kehrs Mill Road and Wild Horse Creek Road; and

WHEREAS, Property rights for the proposed improvements have been previously been acquired from St. Louis County and private entities; and

WHEREAS, the Missouri Highways and Transportation Commission have agreed to convey property rights associated with the proposed project to the City of Chesterfield;

WHEREAS, the project and property acquisition is fully funded by the Chesterfield Valley Transportation District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:

Section 1. The City Council of the City of Chesterfield hereby authorizes the City Administrator to execute the acceptance of conveyance agreement in substantially the form set forth as attached hereto and incorporated by reference.

Section 2. The City is hereby authorized to enter into, and the City Administrator of the City of Chesterfield and the City Clerk are hereby authorized and directed to execute, seal, attest and deliver, for and on behalf of the City, the Agreement, such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and the provisions of the Agreement.

Section 3. This resolution shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

CCO Form: RW42
Approved: 10/06 (AR)
Revised: 01/15 (AR)
Modified:

ACCEPTANCE OF CONVEYANCE

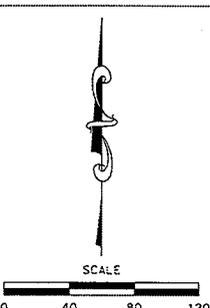
The quitclaim deed attached above, made on June 21, 2016, by the State of Missouri, acting by and through the Missouri Highways and Transportation Commission (the "Grantor"), is hereby received and formally accepted by the City of Chesterfield, Missouri, (the "Grantee" of the deed) on this _____ day of _____, 20.

This Acceptance is executed by the undersigned Mike Geisel, Acting Co-City Administrator of the City of Chesterfield, Missouri, who *is* authorized by *Resolution* of the *City Council of the City of Chesterfield*, dated _____ to accept conveyances of easements and real property for the City of Chesterfield, Missouri.

City of Chesterfield, Missouri, GRANTEE

By: Mike Geisel, Acting Co-City Administrator
[Grantee]

MISSOURI DEPARTMENT OF TRANSPORTATION
PROPERTY BOUNDARY SURVEY
 OF LAND BEING SITUATED IN
 U.S. SURVEY 1010
 TOWNSHIP 45 N., RANGE 4 E.
 CITY OF CHESTERFIELD
 ST. LOUIS COUNTY, MO

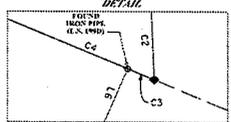


CURVE LONG C1
 PI 41+47.05
 PC 31+03.21
 PT 44+15.26
 Δ 116° 44' 02" (RT)
 R 1,310.05'
 L 1,045.93'
 Δ 643.00'

CURVE KEHRS C1
 PI 2+77.01
 PC 0+75.12
 PT 4+61.09
 Δ 41° 29' 25.0" (RT)
 R 385.91'
 L 201.88'
 Δ 533.00'

NO.	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	12.13	1870.08	14.13	S95°22'59"E
C2	93.86	488.00	43.74	S07°44'52"E
C3	0.96	1950.08	00.96	N67°03'03"W
C4	63.05	1950.08	63.05	N67°06'09"W
C5	39.89	1825.08	39.89	N66°57'30"W
C6	56.45	1870.08	56.45	N68°26'09"W
C7	45.35	1870.08	45.34	N68°15'51"W
C8	24.36	1870.08	24.36	S65°58'23"E
C9	96.68	1950.08	96.67	N68°25'07"W
C10	23.96	1950.08	23.96	N70°15'13"W
C11	34.47	99.00	34.30	N23°36'21"W
C12	29.75	715.50	29.75	N81°28'46"E

NO.	LENGTH	BEARING
L1	5.00	S23°39'16"W
L2	5.00	N22°25'44"E
L3	15.00	N20°05'40"E
L4	37.50	N01°15'45"E
L5	23.23	N23°09'56"E
L7	63.67	N17°59'13"W



♦ DENOTES SET 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED "MODOT R/W"

PROPERTY DESCRIPTION FOR PARCEL SL-0143:

A TRACT OF LAND BEING SITUATED IN U.S. SURVEY 1010, TOWNSHIP 45 N., RANGE 4 E., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO

MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTHERN LINE OF FORMER STATE ROUTE CC, ALSO KNOWN AS WILD HORSE CREEK ROAD (80 FEET WIDE), SAID POINT BEING 45.00 FEET WESTERLY AND PERPENDICULAR TO STATION 2+75.64 ON THE CENTERLINE OF KEHRS MILL ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 488.00 FEET, AN ARC LENGTH OF 93.86 FEET, A CHORD LENGTH OF 43.74 FEET, AND A CHORD BEARING OF SOUTH 07°44'52" EAST TO A POINT ON THE SOUTHERN LINE OF SAID FORMER STATE ROUTE CC, SAID POINT BEING 45.00 FEET WESTERLY AND PERPENDICULAR TO STATION 3+78.18 ON THE CENTERLINE OF KEHRS MILL ROAD; THENCE ALONG THE SOUTHERN LINE OF SAID FORMER STATE ROUTE CC AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1950.08 FEET, AN ARC LENGTH OF 0.96 FEET, A CHORD LENGTH OF 0.96 FEET, AND A CHORD BEARING OF NORTH 07°03'03" WEST TO A FOUND 1/2" IRON PIPE W/ CAP STAMPED "L.S. #1990" BEING THE NORTHEAST CORNER OF A PROPERTY CONVEYED TO JUANITA MCKEE TRUSTEE ET AL. AS DESCRIBED IN DEED BOOK 16423, PAGE 267 OF THE ST. LOUIS COUNTY RECORDS; THENCE CONTINUING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1950.08 FEET, AN ARC LENGTH OF 63.05 FEET, A CHORD LENGTH OF 63.05 FEET, AND A CHORD BEARING OF NORTH 66°06'06" WEST TO A FOUND 1/2" IRON PIPE W/ CAP STAMPED "L.S. #1990" BEING THE NORTHERNMOST CORNER OF SAID JUANITA MCKEE TRUSTEE ET AL. TRACT, SAID POINT BEING 72.50 FEET SOUTHERLY AND PERPENDICULAR TO STATION 39+88.26 ON THE CENTERLINE OF LONG ROAD; THENCE NORTH 80°11'56" EAST, 140.78 FEET TO A POINT BEING THE WESTERNMOST CORNER OF A PROPERTY CONVEYED TO SAINT LOUIS COUNTY AS PARCEL NO. 2 DESCRIBED IN DEED BOOK 19060, PAGE 774 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING 86.00 FEET SOUTHERLY AND PERPENDICULAR TO STATION 38+63.32 ON THE CENTERLINE OF LONG ROAD; THENCE SOUTH 65°10'00" EAST, 205.87 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1870.08 FEET, AN ARC LENGTH OF 14.13 FEET, A CHORD LENGTH OF 14.13 FEET, AND A CHORD BEARING OF SOUTH 65°22'59" EAST TO THE POINT OF BEGINNING

CONTAINING 0.560 ACRES MORE OR LESS.

SURVEY NOTES:

1. BASIS OF BEARINGS - GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE, DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS USING MISSOURI GEOGRAPHIC REFERENCE CONTROL STATIONS; CGRS COORDINATES SHOWN IN METERS; 1 METER = 3.28083333 FEET
2. CORRS. ID MDS1: NORTHING 302843.568 EASTING 253367.391
3. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
4. SUBJECT TO ALL EASEMENTS OF RECORD.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
6. COVENANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.
7. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT SHOWN.
8. THE RELATIVE POSITIONAL ACCURACY OF THE COORDINATES OF THIS SURVEY ARE WITHIN THE SPECIFICATIONS FOR AN URBAN CLASS SURVEY.
9. (S) - SURVEYED (R) - RECORD

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, THE TRACT OF LAND SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION, AND THE RESULT OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS WHEREOF, I HERETO SET MY SEAL AND

SIGNATURE THIS _____ DAY OF _____, 2015

CHRISTOPHER ENDRASKE P.L.S.#2006016624



DATE PREPARED
6/10/2015

PROJECT
CC MO

DISTRICT
SL 1 OF 1

COUNTY
ST LOUIS

JOB NO.
SL-0143

SCALE
1" = 40'

PROJECT NO.

BRIDGE NO.	DESCRIPTION	DATE

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

105 WEST CAPITAL JEFFERSON - 66102
 1-888-688-MDOTT (1-888-279-6663)

PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

ST. LOUIS COUNTY MUNICIPAL LEAGUE MEMBERSHIP

Council had directed that they be consulted prior to paying 2016 – 2017 membership dues to the County Municipal League. As described in the memo prepared by Finance Director Craig White, membership is for the 12 month period beginning July 1st, 2016 thru June 30th, 2017 and would cost \$7,122. Membership fees are included in the 2016 fiscal year budget and would otherwise had been paid if not for Council's specific direction for review prior to payment. Staff is requesting authorization to make payment of the annual dues to the County Municipal League.

If you have any questions regarding this material, please contact Craig White or me prior to Monday's meeting.



MEMO

DATE: July 14, 2016
 TO: Mike Geisel, Co-Interim City Administrator
 FROM: Craig D. White, Finance Director *CDW 7/14/16*
 RE: St. Louis County Municipal League Membership

During the January 26, 2016 F&A Committee meeting, the Committee discussed the merits of participation in the St. Louis County Municipal League. The League's membership period runs from July 1 through June 30 each year. Committee members were displeased with League's opposition to the City's efforts to reform the Pooled Sales Tax Distribution System but were somewhat reluctant to give up a voice/vote in future League discussions. At the conclusion of the discussion the Committee voted to send the membership decision to City Council and to revisit the issue at the July 2016 F&A Committee meeting. City Council voted against membership in the League at the February 1, 2016 Council meeting.

The following information is provided to supplement discussion at the July 2016 F&A Committee Meeting.

The **St. Louis County Municipal League's** dues have increased from \$6,150 in 2010 to \$7,122 in 2015. The League's annual dues are based on population tiers and are mailed out during August. A breakdown of membership dues since 2010 is listed below:

ST. LOUIS COUNTY MUNICIPAL LEAGUE - MEMBERSHIP DUES						
2010	2011	2012	2013	2014	2015	2016
\$ 6,150.00	\$ 6,400.00	\$ 6,650.00	\$ 6,982.00	\$ 7,122.00	\$ 7,122.00	\$ 7,122.00

The St. Louis County Municipal League's population tiers and dues for the 2014-15 and 2015-16 years are noted below. League dues for the 2016-17 year are currently unknown.

Population	Dues
Under 500	\$418
500-1,499	\$696
1,500-2,999	\$1,590
3,000-5,999	\$2,373
6,000-9,999	\$3,963
10,000-19,999	\$5,355
Over 20,000	\$7,122

LEGISLATION

- A. **BILL NO. 3096** - AN ORDINANCE AMENDING SCHEDULE VII OF THE MODEL TRAFFIC ORDINANCE OF THE CITY OF CHESTERFIELD BY ADDING YIELD CONTROL FOR THE INTERSECTION OF WINDFALL RIDGE DRIVE AND BENT TREE DRIVE. **(SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

- B. **BILL NO. 3097**- APPROVES THE INSTALLATION OF TWO FIRE HYDRANTS IN THE MONARCH CENTER SUBDIVISION WITHIN THE CITY OF CHESTERFIELD. **(SECOND READING; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

- C. **BILL NO. 3098**- AN ORDINANCE REPEALING ORDINANCE NUMBER 2895 AND REPLACING IT WITH A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES. **(SECOND READING; FINANCE & ADMINISTRATION COMMITTEE)**

- D. **BILL NO. 3100** - AN ORDINANCE PARTIALLY VACATING A GENERAL UTILITY EASEMENT ON ADJUSTED LOT A OF THE GROVE IN CHESTERFIELD AS RECORDED IN BOOK 364, PAGE 31 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

- E. **BILL NO. 3101** - AN ORDINANCE VACATING THE NORTH 35 FEET OF A 70 FOOT CHESTERFIELD VALLEY STORM WATER EASEMENT ON PART OF LOT A OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, AS RECORDED IN BOOK 354, PAGE 186 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

- F. **BILL NO. 3102** - AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE MPD INVESTMENTS AND LARRY ENTERPRISES JIM LYNCH HUMMER DEVELOPMENT FOR TWO TRACTS TOTALING 11.045 ACRES, BOTH ZONED "PI" PLANNED INDUSTRIAL DISTRICT AND LOCATED AT 17481 NORTH OUTER 40 ROAD AND 17401 NORTH OUTER 40 ROAD **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

BILL NO. 3096

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE VII OF THE MODEL TRAFFIC ORDINANCE OF THE CITY OF CHESTERFIELD BY ADDING YIELD CONTROL FOR THE INTERSECTION OF WINDFALL RIDGE DRIVE AND BENT TREE DRIVE

WHEREAS, it is desirable to maintain safe and appropriate traffic control on all roadways in a manner consistent with recognized traffic engineering standards; and

WHEREAS, a traffic engineering analysis indicates that yield control is needed to maintain traffic safety at the intersection of Windfall Ridge Drive and Bent Tree Drive;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Chapter 300, Schedule VII, Yield Intersections is hereby amended by adding the following provision thereto:

<u>Intersection</u>	<u>Traffic on Highway, Road, Street or Alley Listed Below Shall Yield</u>
Bent Tree Drive and Windfall Ridge Drive	Windfall Ridge Drive (southbound)

Section 2. In all other respects, Chapter 300, Schedule VII is in full force and effect.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

[FIRST READING HELD: 6/20/2016]

AN ORDINANCE REPEALING ORDINANCE NUMBER 2859 AND REPLACING IT WITH A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES.

WHEREAS, the City Council of the City of Chesterfield previously has provided pursuant to Ordinance Number 12 Standing Committees, membership-appointments to said committees, and the committees' functions; and

WHEREAS, the City Council of the City of Chesterfield Amended Ordinance Number 12 in part, by passing and approving Ordinance number 467, that amended that part of Ordinance Number 12 that established the Standing Committees of the City Council of the City of Chesterfield; and

WHEREAS, the City Council of the City of Chesterfield repealed and replaced Ordinance Number 467, by passing and approving Ordinance number 2859 which established procedures for appointing membership of the four Standing Committees of the City Council of the City of Chesterfield; and

WHEREAS, the Finance and Administration Committee has reviewed and recommended additional changes to said procedures for appointing membership to the four Standing Committees of the City Council; and

WHEREAS, the City Council of the City of Chesterfield determines that it is expedient for the good government of the City to further establish the Standing Committees of the City Council and adopt rules and regulations of such committees;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance Number 2859 is hereby repealed in its entirety.

Section 2. Chesterfield City Code, Section 2-54 Standing Committees is hereby deleted and replaced with the following language in its place:

Section 2-54. Standing Committees.

(a) *Establishment.* There are hereby established as Standing Committees of the City Council the following:

- (1) Finance and Administration;
- (2) Parks, Recreation and Arts;

(3) Planning and Public Works; and

(4) Public Health and Safety.

(b) *Membership; appointment.*

(1) *Composition.* Each committee shall be comprised of four (4) Council members. One (1) Council member from each of the City's four (4) wards will serve on each committee, with no two (2) Council members from the same ward serving on the same committee.

(2) *Appointment.* After the first City Council meeting immediately following the regular municipal Election held in April of every year, the newly elected President Pro-Tem shall appoint members of the Council to Committees and designate Committee Chairpersons for each Standing Committee, subject to the approval of the City Council by formal vote taken not later than the first City Council meeting in May of every year.

(3) *Ex-Officio Members.* The Mayor and City Administrator shall both serve as non-voting ex officio members of each committee.

(4) *Chairperson.* One (1) Council member from each ward shall serve as a Chairperson of a committee, and no person shall serve as Chairperson of more than one (1) committee.

(5) *Vacancy.* Should there be a vacancy on the Council, the other Council member of the affected ward shall be deemed a full voting member of the committees upon which his or her ward-mate served until said vacancy has been filled. If the Council member previously occupying the currently vacant position served as Chairperson, the Vice Chairperson, at the time of the vacancy, shall assume the position of Chairperson.

(6) *Proxy Voting.* In the event that a Councilmember is unable to attend a committee meeting, that Councilmember may request that his or her Ward mate be allowed to vote at the Committee meeting. Such request would be directed to the Committee Chairperson and must be in writing.

(c) *Functions.*

(1) *Recommendations.* Making recommendations to the Council or to the City Administrator, or both, concerning any of the matters within its purview, when requested and also at other times when it appears that the best interest of the City and its residents will be served thereby;

(2) *Formulating and evaluating plans.* Formulating, with the assistance of the staff, long-range plans and evaluation and revision (if necessary) of such plans as adopted;

(3) *Legislation.* Reviewing and recommending legislation concerning any of the matters within its purview;

(4) *Quorum and presiding officer.* At least three (3) Council members must be present in order to hold a Committee meeting. The Chairperson shall preside over the Committee meeting. In the absence of the Chairperson, the Vice Chairperson shall preside;

(5) *Recommendations to Council.* Other than items discussed and/or acted upon by the Planning and Public Works Committee, in order for an item to pass out of Committee to the Council, said item shall require at least two (2) affirmative votes. Three (3) affirmative votes are required for an item to be passed to the Council with a favorable recommendation from the Committee;

(6) *Closed meetings.* Closed meetings cannot be held at any meeting of the Standing Committees.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

ATTEST:

CITY CLERK

First Reading Held: 6/20/2016

BILL NO. 3100

ORDINANCE NO. _____

AN ORDINANCE PARTIALLY VACATING A GENERAL UTILITY EASEMENT ON ADJUSTED LOT A OF THE GROVE IN CHESTERFIELD AS RECORDED IN BOOK 364, PAGE 31 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, a petition has been filed by BSLC JV Chesterfield requesting the City to partially vacate an easement on said tract of land; and,

WHEREAS, BSLC JV Chesterfield owns the property on which the easements are located and has requested to vacate the easements; and,

WHEREAS, the Department of Public Services has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacations located on Adjusted Lot A of The Grove in Chesterfield subdivision as depicted in "Exhibit A" and described in "Exhibit B", which are attached hereto and made part of hereof; and

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of these easements by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record these easement vacations with the Saint Louis County Recorder of Deeds Office; and

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

EC.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



10' ESM'T
UNION ELECTRIC
DB 7146, PG 1154

P.O.C.

10'w ESM'T.
PB. 183 PG. 95
VACATED BY
THIS DOCUMENT
1.486 SQ. FT.

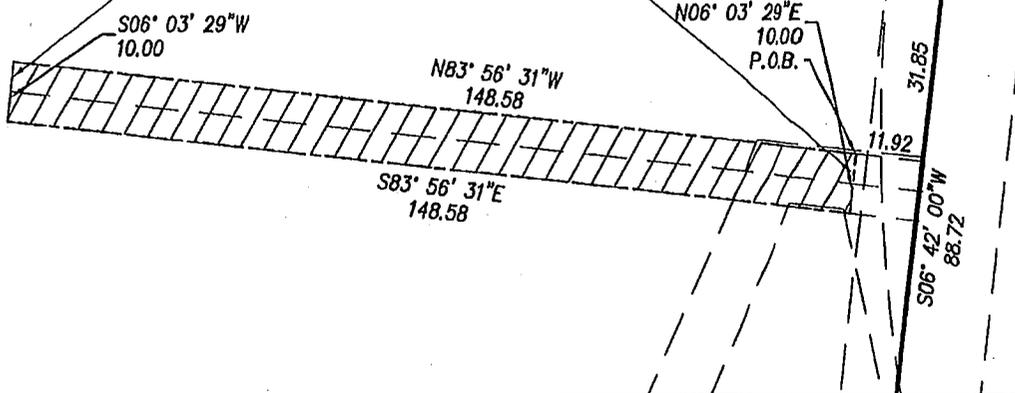


EXHIBIT "A"

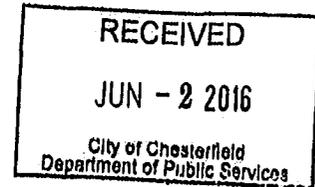
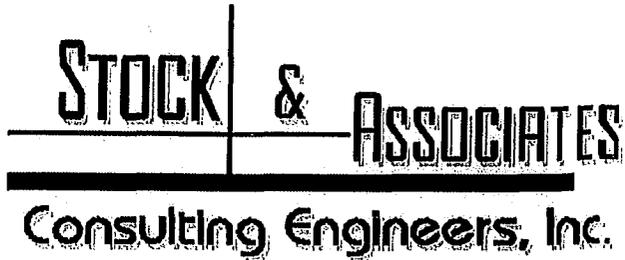
2 OF 2

EASEMENT EXHIBIT

A TRACT OF LAND BEING ADJUSTED LOT A OF THE GROVE IN CHESTERFIELD AS RECORDED IN PLAT BOOK 364, PAGE 031 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

DATE 3/31/16

5215\SURVEY\EXHIBIT\5215-MSD-ESMNT.DWG



EASEMENT VACATION DESCRIPTION

A tract of land being part of Adjusted Lot A of "The Grove in Chesterfield" a subdivision filed for record in Plat Book 364, Page 31 of the St. Louis County, Missouri Records, being part of U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the intersection of the Southern line of Chesterfield Parkway West with the Western line of Fontaine Road; thence along the Western line of Fontaine Road South 06 degrees 03 minutes 29 seconds West, 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, 31.85 feet to the point of intersection of said Western line with the Northern line of a 10-foot wide easement as dedicated on the plat recorded in Plat Book 183, Page 95 of the St. Louis County, Missouri records; thence along said North line North 83 degrees 56 minutes 31 seconds West, 11.92 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Northern line North 83 degrees 56 minutes 31 Seconds West, 148.58 feet to a point on the Western line of said 10-foot wide easement; thence along said Western line South 06 degrees 02 minutes 29 seconds West 10.00 feet to the Southern line of said 10-foot wide easement; thence along said Southern line South 83 degrees 56 minutes 31 seconds East, 148.58 feet to a point; thence leaving said Southern line North 06 degrees 03 minutes 29 seconds East, 10.00 feet to the Point of Beginning and containing 1,486 square feet as per calculations by Stock & Associates Consulting Engineers, Inc. during May, 2016.

BILL NO. 3101

ORDINANCE NO. _____

AN ORDINANCE VACATING THE NORTH 35 FEET OF A 70 FOOT CHESTERFIELD VALLEY STORM WATER EASEMENT ON PART OF LOT A OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, AS RECORDED IN BOOK 354, PAGE 186 OF THE ST. LOUIS COUNTY RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

WHEREAS, petitions have been filed by Kehr Development, LLC and Union Electric Company dba Ameren Missouri requesting the City to vacate a portion of the Chesterfield Valley Storm Water easement on said tracts of land; and,

WHEREAS, Kehr Development, LLC and Union Electric Company dba Ameren Missouri owns the property on which the easements are located and have requested to vacate the easements; and,

WHEREAS, the Department of Public Services has reviewed the petition and has determined that said petition meets all applicable regulations and determined that the vacation will have no adverse effect on the City of Chesterfield.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City Council of the City of Chesterfield hereby approves the easement vacations located on Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3, and 4 as depicted and described in "Exhibit A", which is attached hereto and made part of hereof; and

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the vacation of these easements by affixing their signatures and the Official Seal of the City of Chesterfield to a Certificate of Approval as required on said documents. The petitioner is required and directed to record these easement vacations with the Saint Louis County Recorder of Deeds Office; and

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

LEGEND

- = Found Iron Pin
- = Calculated Position - No Monument Set

**Drawing of
Easement Vacation
Prepared for
Ameren Missouri
and
Kehr Development, LLC**

Grid North
Scale: 1" = 100'

THIS SKETCH DOES NOT DEPICT
A BOUNDARY SURVEY

Zahner & Associates, Inc.
26 N Jackson Street
Perryville, MO 63775
(573)547-1771

Drawn By: GH 6-10-14
Reviewed By: DM
Revised: 8-5-14, 8-18-14,
4-15-15, 6-19-15

Job No. KD14184
Esmt Vac Exhibit
File No. KD14184

Long Road Crossing
St. Louis County

Ameren Missouri
&
Kehr Development, LLC

EXHIBIT "A"

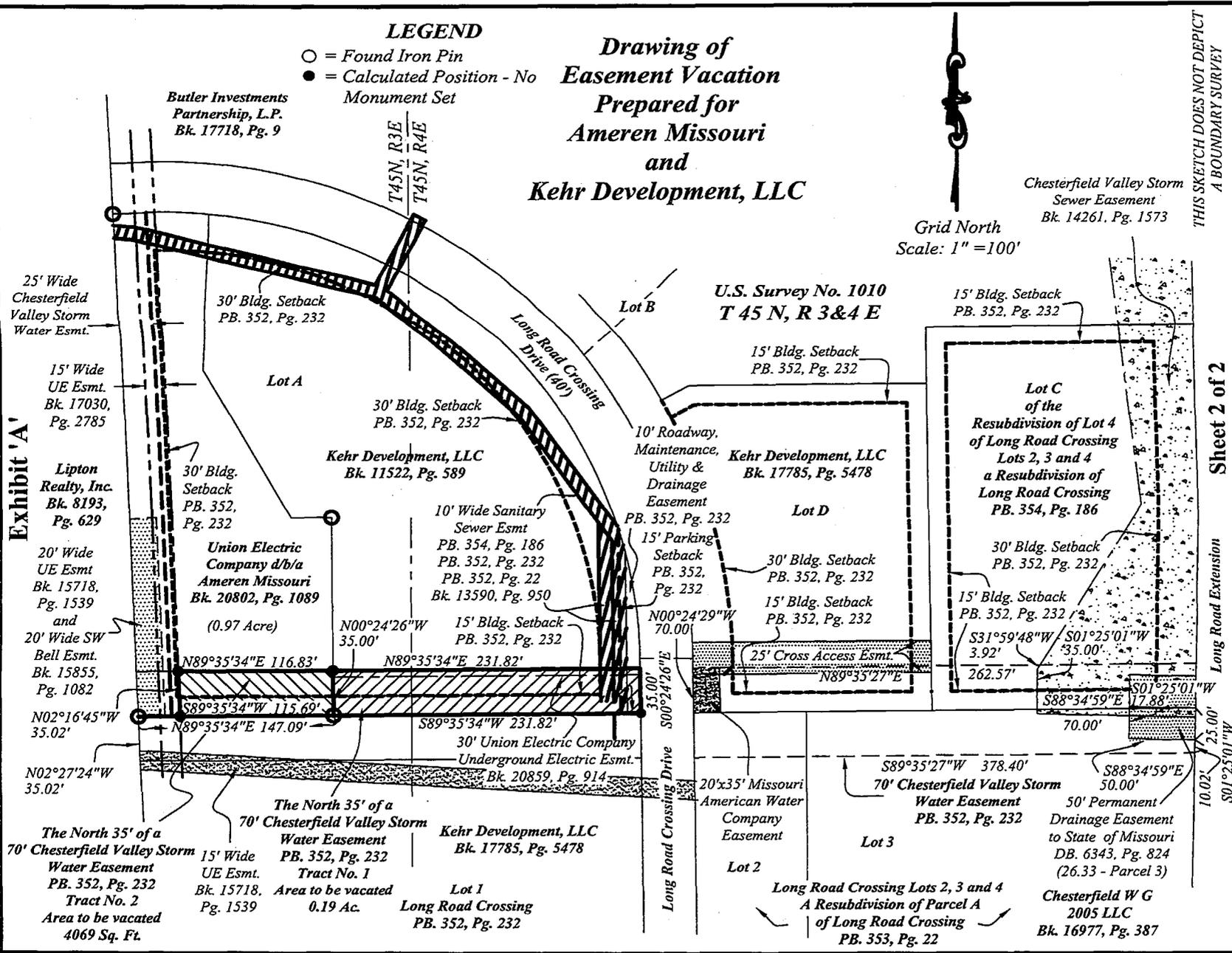


Exhibit 'A'

Sheet 2 of 2

Long Road Extension

Butler Investments
Partnership, L.P.
Bk. 17718, Pg. 9

25' Wide
Chesterfield
Valley Storm
Water Esmt.

15' Wide
UE Esmt.
Bk. 17030,
Pg. 2785

Lipton
Realty, Inc.
Bk. 8193,
Pg. 629

20' Wide
UE Esmt
Bk. 15718,
Pg. 1539

and
20' Wide SW
Bell Esmt.
Bk. 15855,
Pg. 1082

N02°16'45"W
35.02'

N02°27'24"W
35.02'

The North 35' of a
70' Chesterfield Valley Storm
Water Easement
PB. 352, Pg. 232
Tract No. 2
Area to be vacated
4069 Sq. Ft.

Union Electric
Company d/b/a
Ameren Missouri
Bk. 20802, Pg. 1089

(0.97 Acre)

15' Wide
UE Esmt.
Bk. 15718,
Pg. 1539

The North 35' of a
70' Chesterfield Valley Storm
Water Easement
PB. 352, Pg. 232
Tract No. 1
Area to be vacated
0.19 Ac.

Lot 1
Long Road Crossing
PB. 352, Pg. 232

Kehr Development, LLC
Bk. 11522, Pg. 589

10' Wide Sanitary
Sewer Esmt
PB. 354, Pg. 186
PB. 352, Pg. 232
PB. 352, Pg. 22
Bk. 13590, Pg. 950

30' Union Electric Company
Underground Electric Esmt.
Bk. 20859, Pg. 914

Kehr Development, LLC
Bk. 17785, Pg. 5478

Lot 1
Long Road Crossing
PB. 352, Pg. 232

U.S. Survey No. 1010
T 45 N, R 3 & 4 E

15' Bldg. Setback
PB. 352, Pg. 232

Kehr Development, LLC
Bk. 17785, Pg. 5478

15' Parking
Setback
PB. 352,
Pg. 232

25' Cross Access Esmt.

20'x35' Missouri
American Water
Company
Easement

Lot 2

Long Road Crossing Lots 2, 3 and 4
A Resubdivision of Parcel A
of Long Road Crossing
PB. 353, Pg. 22

15' Bldg. Setback
PB. 352, Pg. 232

Lot C
of the
Resubdivision of Lot 4
of Long Road Crossing
Lots 2, 3 and 4
a Resubdivision of
Long Road Crossing
PB. 354, Pg. 186

15' Bldg. Setback
PB. 352, Pg. 232

70' Chesterfield Valley Storm
Water Easement
PB. 352, Pg. 232

Lot 3

Chesterfield W G
2005 LLC
Bk. 16977, Pg. 387

Chesterfield Valley Storm
Sewer Easement
Bk. 14261, Pg. 1573

30' Bldg. Setback
PB. 352, Pg. 186

30' Bldg. Setback
PB. 352, Pg. 232

15' Bldg. Setback
PB. 352, Pg. 232

262.57'

70.00'

378.40'

50' Permanent
Drainage Easement
to State of Missouri
DB. 6343, Pg. 824
(26.33 - Parcel 3)

50.00'

10.02'
25.00'
S01°25'01"W

S31°59'48"W
3.92'

S01°25'01"W
35.00'

S88°34'59"E
17.88'

N00°24'29"W
70.00'

N89°35'34"E
116.83'

N89°35'34"E
147.09'

S89°35'34"W
115.60'

N02°27'24"W
35.02'

T45N, R3E
T45N, R4E

"Exhibit A"
Vacation of Easement

Tract No. 1

Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records and part of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in said land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Beginning at the Southeast corner of a tract of land conveyed to Union Electric Company d/b/a Ameren Missouri by deed recorded in Book 20802, Page 1089 in said land records; Thence North $00^{\circ}24'26''$ West along the East line of said Union Electric Company d/b/a Ameren Missouri tract a distance of 35.00 feet; Thence North $89^{\circ}35'34''$ East a distance of 231.82 feet to the West line of Long Road Crossing Drive; Thence South $00^{\circ}24'26''$ East along said West line a distance of 35.00 feet; Thence South $89^{\circ}35'34''$ West a distance of 231.82 feet to the beginning containing 0.19 acre.

Tract No. 2

Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian, being part of a 0.97 acre tract of land conveyed to Union Electric Company d/b/a Ameren Missouri by deed recorded in Book 20802, Page 1089 in the St. Louis County, Missouri land records and being more particularly described as Follows: Beginning at the Southeast corner of said 0.97 acre tract; Thence South $89^{\circ}35'34''$ West along the South line of said 0.97 acre tract a distance of 115.69 feet to the East line of an easement 15 feet in width conveyed to Union Electric Company, d/b/a Ameren UE by deed recorded in Book 17030, Page 2785 in the St. Louis County, Missouri land records; Thence North $02^{\circ}16'45''$ West along said East line a distance of 35.02 feet to the intersection of said East line with the North line of a 70 foot wide Chesterfield Valley Storm Water Easement per plat recorded in Plat Book 352, Page 232 in the St. Louis County, Missouri land records; Thence North $89^{\circ}35'34''$ East along said North line of said 70 foot wide easement a distance of 116.83 feet to the intersection of said North line with the East line of the aforesaid 0.97 acre tract; Thence South $00^{\circ}24'26''$ East along said East line a distance of 35.00 feet to the beginning containing 4069 square feet.

BILL NO. 3102

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE MPD INVESTMENTS AND LARRY ENTERPRISES JIM LYNCH HUMMER DEVELOPMENT FOR TWO TRACTS TOTALING 11.045 ACRES, BOTH ZONED "PI" PLANNED INDUSTRIAL DISTRICT AND LOCATED AT 17481 NORTH OUTER 40 ROAD AND 17401 NORTH OUTER 40 ROAD (17U520159 & 17U520160).

WHEREAS, Stock & Associates Consulting Engineers, Inc., on behalf of Maryland Land Company, LLC, have submitted for review and approval the Boundary Adjustment Plat for two parcels totaling 11.045 acres, both zoned "PI" Planned Industrial District, and located at 17481 North Outer 40 Road and 17401 North Outer 40 Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust lot lines to reduce the area of Lot 2 for development; and,

WHEREAS, the Department of Public Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Boundary Adjustment Plat for Lot 2 of MPD Investments and Lot 1 of Larry Enterprises Lynch Hummer, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

MAYOR

ATTEST:

CITY CLERK

LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3095 - AN ORDINANCE AMENDING THE ZONING ORINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “M-3” PLANNED INDUSTRIAL DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR 5.00 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT AIRPARK WEST. (P.Z. 01-2016 18600 OLIVE STREET ROAD (EZRA PARTNERS LLC) (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**
- B. BILL NO. 3099- AN ORDINANCE REQUESTING FOR A ZONING MAP AMENDMENT FROM A “PC”PLANNED COMMERCIAL DISTRICT TO A NEW “PC”PLANNED COMMERCIAL DISTRICT FOR 2.65 ACRES LOCATED ON THE SOUTH SIDE OF INTERSTATE 64 EAST OF CHESTERFIELD COMMONS DRIVE (FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

BILL NO. 3095

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “M-3” PLANNED INDUSTRIAL DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR 5.00 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT AIRPARK WEST (P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) – 17W520014) .

WHEREAS, Ezra Partners, LLC has submitted a request for a zoning map amendment from the existing “M-3” Planned Industrial District to a “PI” Planned Industrial District for the currently vacant five (5) acre subject site; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 14, 2016; and,

WHEREAS, the petitioner, subsequent to the Public Hearing, added items to the request pertaining to the hours of operation and legal access to Spirit Airpark Drive West; and,

WHEREAS, the Planning Commission, having considered said request, and in consideration of a request to increase the maximum building height to 40 feet, recommended approval of the ordinance amendment; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment with amendments to the hours of operation and cross access requirements; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request with the amendments to the hours of operation and cross access requirements.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by transferring from the “M-3” Planned Industrial District to a “PI” Planned Industrial District for a 5.00 acre tract of land located on Olive Street Road. A description of the subject site is as follows:

A Tract Of Land In U.S. Surveys 153 And 368. Township 45 North, Range 3 East, St. Louis County, Missouri, And Described As Follows: Beginning At Point On The Southern Line Of Olive Street Road, 60 Feet Wide, Of Its Intersection With The Northward Prolongation Of The Eastern Line Of U.S. Survey 153, As Aforementioned; Thence Along Said Prolongation And Along Said Eastern Line South 13 Degrees 00 Minutes East, 1,047.12 Feet To A Point; Thence Leaving Said Eastern Line And Running Along A Line Parallel With The Southern Line Of Olive Street Road North 83 Degrees 54 Minutes 24 Seconds West, 220.11 Feet To A Point, Said Point Being Perpendicular Distant Westward 208.00 Feet From The Eastern Line Of U.S. Survey 153, As Aforementioned; Thence Leaving Said Point And Running Along A Line Parallel With Said Eastern Line Of U.S. Survey 153 North 13 Degrees 00 Minutes West, 1,047.12 Feet To A Point On The Southern Line Of Olive Street Road, As Aforementioned; Thence Along Said Road Line South 83 Degrees 54 Minutes 24 Seconds East, 220.11 Feet To A Point Of Beginning.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Ezra Partners LLC. in P.Z. 01-2016, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 14th day of March 2016, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: June 20, 2016

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" Planned Industrial District shall be:
 - a. Administrative offices for educational or religious institutions
 - b. Animal grooming service
 - c. Automotive detail shop
 - d. Automotive retail supply
 - e. Bakery
 - f. Bar
 - g. Brewery
 - h. Brewpub
 - i. Broadcasting studio
 - j. Car wash
 - k. Car wash, industrial
 - l. Car wash, self-service
 - m. Check cashing facility
 - n. Church and other places of worship
 - o. Club
 - p. Commercial service facility
 - q. Day care center
 - r. Dry cleaning establishment

- s. Dry cleaning establishment, drive-thru
- t. Farmers market
- u. Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms
- v. Filling station and convenience store with pump stations
- w. Financial Institution, drive-thru
- x. Financial institution, no drive-thru
- y. Gymnasium
- z. Industrial sales, service, and storage
- aa. Kennel, boarding
- bb. Kennel, private
- cc. Laboratories-professional, scientific
- dd. Laundromat
- ee. Lumberyard
- ff. Mail order sale warehouse
- gg. Manufacturing, fabrication, assembly, processing, or packaging except explosives or flammable gases or liquids.
- hh. Office – dental
- ii. Office – general
- jj. Office – medical
- kk. Oil change facility
- ll. Pawnshop
- mm. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility
- nn. Postal stations
- oo. Professional and technical service facility

- pp. Public building facilities owned or leased by the City of Chesterfield
- qq. Public safety facility
- rr. Research laboratory & facility
- ss. Restaurant-fast food
- tt. Restaurant-take out
- uu. Self-storage facility
- vv. Sheet metal shop
- ww. Shooting range, indoor
- xx. Specialized private school
- yy. Substance abuse facilities-outpatient
- zz. Substance abuse facility-inpatient
- aaa. Transit storage yard
- bbb. Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation.
- ccc. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
- ddd. Union halls and hiring halls
- eee. Vehicle repair and service facility
- fff. Veterinary clinic
- ggg. Vocational school
- hhh. Vocational school, outdoor training
- iii. Warehouse, general

2. Hours of Operation.

- a. Uses “d”, “e”, “t”, and “ll”, listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM.

- b. The permitted hours of operation for retail establishments may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of the holiday.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed forty (40) feet.

2. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.
- b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, dumpster enclosure, or flag poles will be located within the following setbacks:

- a. Sixty (60) feet from the Olive Street Road right-of-way on the northern boundary of the "PI" District.
- b. Twenty (20) feet from the eastern boundary of the "PI" District.
- c. Twenty (20) feet from the southern boundary of the "PI" District.
- d. Twenty (20) feet from the western boundary of the "PI" District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Sixty (60) feet from the Olive Street Road right-of-way on the northern boundary of the "PI" District.
- b. Ten (10) feet from the eastern boundary of the "PI" District.
- c. Ten (10) feet from the southern boundary of the "PI" District.
- d. Ten (10) feet from the western boundary of the "PI" District.

3. Structure and Parking Setbacks from Olive Street Road may be made more restrictive during the Site Development Plan process as determined necessary by the Department of Public Services due to the final location and design of Chesterfield Valley Master Storm Water, Landscape, or other development requirements.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Parking lots shall not be used as streets.
4. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Direct access to Olive Street Road from this development shall be prohibited.
2. Access to the development shall be from Spirit Airpark West Drive and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
3. Access to this development from Spirit Airport West Drive shall be located a minimum of one-hundred fifty (150) feet from Olive Street Road as directed by the Saint Louis County Department of Transportation. Spirit Airport West Drive entrance geometrics shall accommodate the design vehicle as directed by the Saint Louis County Department of Transportation.
4. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
5. Cross access shall be provided to the west and south of the subject site to serve 18610 Olive Street Road and 18600 Edison Avenue.
6. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Olive Street Road frontage to one half of the ultimate section including all storm drainage facilities as directed by the Saint Louis County Department of Transportation.
2. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Spirit Airpark West Drive and Olive Street Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

3. Obtain approvals from the City of Chesterfield and St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
4. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation and the City of Chesterfield.
5. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.
7. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
8. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Spirit Airpark West Drive. If adequate sight distance cannot be provided at the access location, acquisition

of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
2. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
3. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
4. Locations of site features such as bioretention must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
5. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

6. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
7. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
8. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.
9. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
10. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Connection to public sanitary sewers is required. Public sewer extension and new easements may be necessary. Peak sanitary flow estimates will need to be provided by the developer's engineer during formal plan review so the capacity of the receiving pump station and force main can be evaluated. Facility upgrades may be required of the developer if this development cannot be serviced within existing system capacity.
3. The site is located within the Caulks Creek Surcharge Area. The Caulks Creek Surcharge, assessed at \$2,750/ac, will apply to this development.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.

- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.

21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,223.29/parking space
Office Space	\$741.06/parking space
Loading Space	\$3,638.14/parking space

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

2. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation

Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$894.19 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,837.06 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

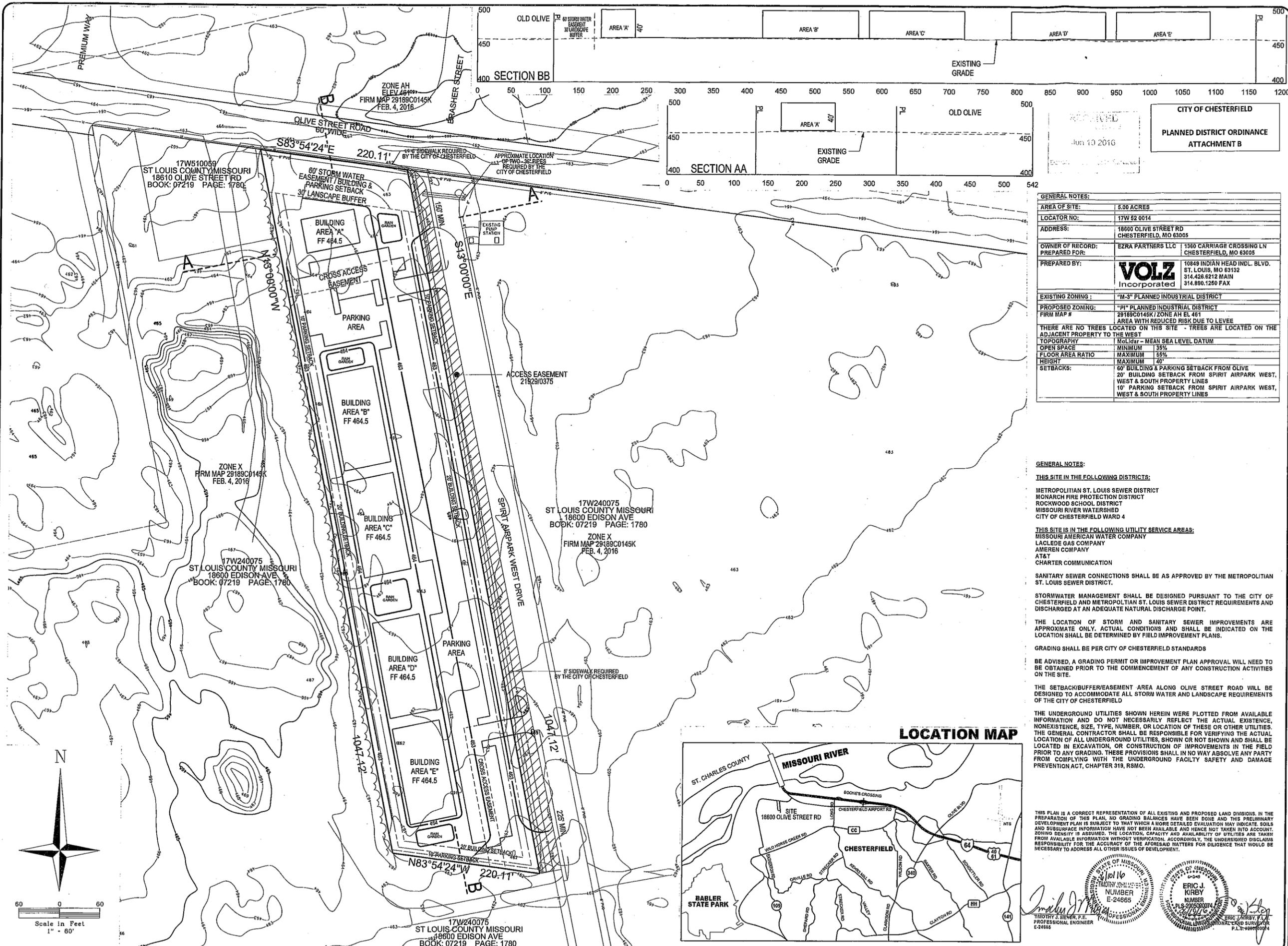
The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



GENERAL NOTES:

AREA OF SITE:	5.00 ACRES
LOCATOR NO:	17W 52 0014
ADDRESS:	18600 OLIVE STREET RD CHESTERFIELD, MO 63005
OWNER OF RECORD:	EZRA PARTNERS LLC 1360 CARRIAGE CROSSING LN CHESTERFIELD, MO 63005
PREPARED FOR:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.428.9212 MAIN 314.890.1260 FAX
EXISTING ZONING:	"M-3" PLANNED INDUSTRIAL DISTRICT
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT
FIRM MAP #	25189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE
THERE ARE NO TREES LOCATED ON THIS SITE - TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST	
TOPOGRAPHY	MoLidar - MEAN SEA LEVEL DATUM
OPEN SPACE	MINIMUM 5%
FLOOR AREA RATIO	MAXIMUM 55%
HEIGHT	MAXIMUM 40'
SETBACKS:	60' BUILDING & PARKING SETBACK FROM OLIVE 20' BUILDING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES 10' PARKING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD SCHOOL DISTRICT
 MISSOURI RIVER WATERSHED
 CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 AMEREN COMPANY
 AT&T
 CHARTER COMMUNICATION

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

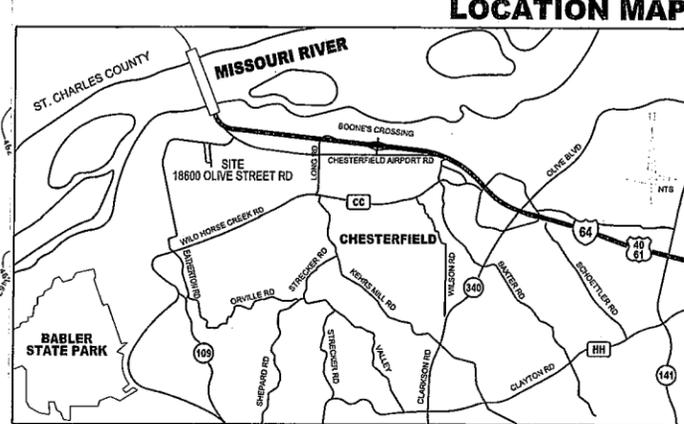
THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE SETBACK/BUFFER/EASEMENT AREA ALONG OLIVE STREET ROAD WILL BE DESIGNED TO ACCOMMODATE ALL STORM WATER AND LANDSCAPE REQUIREMENTS OF THE CITY OF CHESTERFIELD

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

Professional Engineer Seal:
 ERIC J. KIRBY, P.E.
 NUMBER E-24665
 PROFESSIONAL ENGINEER

Professional Engineer Seal:
 TIMOTHY J. MEYER, P.E.
 NUMBER E-24665
 PROFESSIONAL ENGINEER

EZRA PARTNERS LLC
 1360 CARRIAGE CROSSING LN
 CHESTERFIELD, MO 63005

VOLZ Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 ENVIRONMENTAL
 CONSTRUCTION MANAGEMENT

10849 INDIAN HEAD INDL. BLVD.
 ST. LOUIS, MISSOURI 63132
 314.428.9212
 314.890.1260 FAX
 www.volzinco.com
 Authority #2503

A TRACT OF LAND IN U.S. SURVEYS 153
 AND 368, TOWNSHIP 45 NORTH, RANGE
 3 EAST, ST. LOUIS COUNTY, MISSOURI

**18600 OLIVE STREET RD
 CHESTERFIELD, MO 63005**

PRELIMINARY DEVELOPMENT PLAN
 BASE MAP NO. 17 W
 REVISED 5/17/2016
 PROJECT # 2062
 12/06/15

BILL NO. 3099

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "PC" PLANNED COMMERCIAL DISTRICT TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 2.65 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF INTERSTATE 64 EAST OF CHESTERFIELD COMMONS DRIVE (P.Z. 11-2015 KEMP AUTO MUSEUM [16861 CHESTERFIELD AIRPORT RD] - 17T230190).

WHEREAS, the petitioner, Johnny Y Properties LLC, Inc., has requested a change in zoning from an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for 2.65 acres located south of Interstate 64 and east of Chesterfield Commons Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 23, 2015; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC" Planned Commercial District designation for 2.65 acres located south of Interstate 64 and east of Chesterfield Commons Drive and as described as follows:

A tract of land being Adjusted Lot C803 of Boundary Adjustment Plat as recorded in Plat Book 355 Page 647, in U.S. Survey 2031, Township 45 North, Range 4 East of the 5th P.M., City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a found iron pipe at the northwest corner of said Adjusted Lot C803; thence along the north line of said lot, S84°06'54"E 766.34 feet to the northeast corner of said Adjusted Lot C803; thence along the east line of said lot S00°24'54"E 109.36 feet to the southeast corner of said Adjusted Lot C803; thence along the south line of said lot S89°35'06"W 761.68 feet to the southwest corner of said Adjusted Lot C803; thence along the west line of said lot N00°25'29"W 193.45 feet to the point of beginning, containing 2.65 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Johnny Y Properties, LLC in P.Z. 11-2015, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 23rd day of November 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Coffee Shop
 - b. Commercial Service Facility
 - c. Office, General
 - d. Professional and Technical Service Facility
 - e. Restaurant, Sit Down
 - f. Restaurant, Take Out
 - g. Restaurant, Fast Food
 - h. Retail Sales Establishment, Neighborhood
2. The above use "Restaurant, Fast Food" shall be restricted as follows:
 - a. No drive-thru component is permitted.
 - b. Must be an establishment more narrowly defined as a Fast-Casual type of Fast Food restaurant which:
 - a) Utilizes non-disposable dishware and flatware for all dine-in orders; and
 - b) The majority of the menu items are custom prepared to order versus pre-prepared and "racked".
3. Hours of Operation.
 - a. Use "h" listed above shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM. Hours of operation for said use may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Height

- a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.

2. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace is required for this development.
- b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Forty-five (45) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Twenty-five (25) feet from the eastern boundary of the "PC" District.
- c. Thirty-five (35) feet from the western boundary of the "PC" District.
- d. Twenty (20) feet from the northern boundary of the "PC" District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road on the southern boundary of the "PC" District.
- b. Twenty-five (25) feet from the eastern boundary of the "PC" District.
- c. Eighteen (18) feet from the western boundary of the "PC" District.
- d. Twenty (20) feet from the northern boundary of the "PC" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. No construction related parking shall be permitted within right of way, on any existing roadways, or adjacent properties. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape buffers shall be as shown on the Preliminary Plan.
3. Additional planting will be required on Interstate 64 right of way as directed by the Department of Public Services and subject to the approval of the Missouri Department of Transportation.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of a Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be via one (1) shared commercial entrance with the property to the west and widened as directed on this property and shall provide required sight distance and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Transportation.
2. Access to this development from Chesterfield Airport Road shall be via one (1) shared commercial entrance with the property to the east as directed by the Saint Louis County Department of Transportation.
3. The proposed connection to the shared commercial entrance on the west side of the site shall be directly across from the parking lot entrance on the property to the west.
4. Access to the development shall be as shown on the Preliminary Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
5. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
6. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a five (5) foot wide sidewalk, in compliance with ADA standards, along Chesterfield Airport Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects or maintain existing connectivity. The sidewalk shall be privately maintained and may be located within right-of-way controlled by another agency, if permitted by that agency or on private property.
2. Internal sidewalks shall be provided and shall connect to the sidewalk along Chesterfield Airport Road.
3. Improve Chesterfield Airport Road to one half of the ultimate section including all storm drainage facilities as directed by the St. Louis County Department of Transportation.

4. Construct a two-hundred (200) foot right turn deceleration lane with eight (8) foot shoulders on Chesterfield Airport Road as directed by St. Louis County Department of Transportation.
5. Traffic signal modifications shall be as directed by the St. Louis County Department of Transportation.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, signage, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
8. Any work within MoDOT right of way will require a MoDOT permit.
9. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
10. Due to the close proximity to Interstate 64, sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
11. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
12. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
13. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
14. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Storm water quality management shall be provided as required by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
5. Storm water features shall be in compliance with the Chesterfield Valley Storm Water Master Plan.

6. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Connection to public sanitary sewers is required, which would require that sanitary sewers be extended to the sites to be developed. The developer of this property will be required to provide any off-site easements necessary to connect the properties to be developed to existing public sewers.
3. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).
4. This project is located within the Caulks Creek Surcharge area. This surcharge will be collected prior to development plan approval by Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed.

The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.

3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

1. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$1,990.41/parking space
Restaurant, Sit Down	\$1,990.41/parking space

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,539.89 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

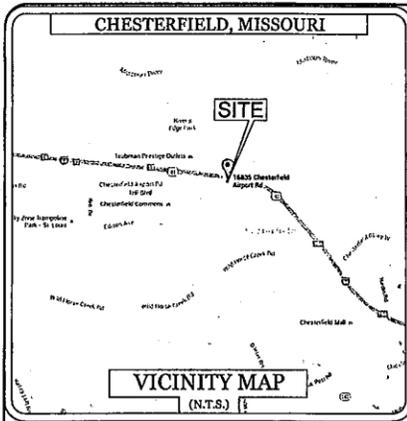
VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



PROPOSED EXHIBIT INFORMATION:
 LOT: +/- 115,316 S.F. / +/- 2.65 ACRES
 PROPOSED BUILDING: +/- 24,400 S.F.
 F.A.R. = 0.21

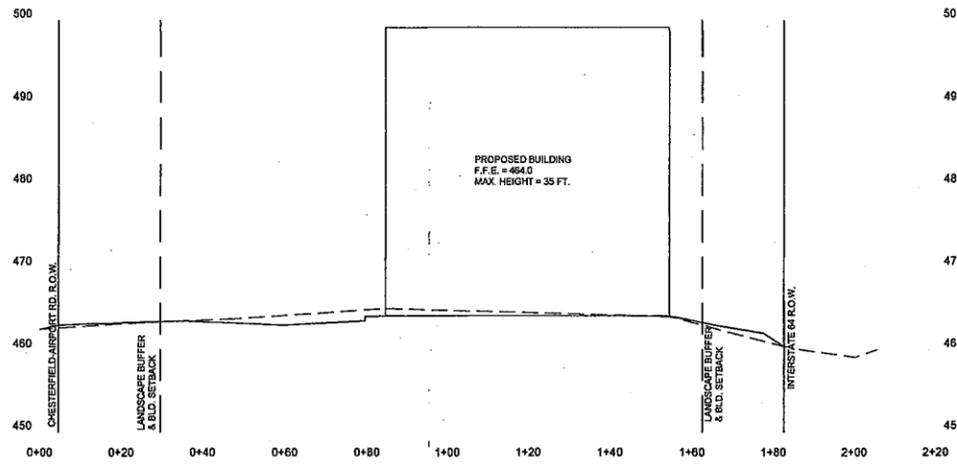
PROPERTY DESCRIPTION:

A TRACT OF LAND BEING ADJUSTED LOT C308 OF BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 365 PAGE 647, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

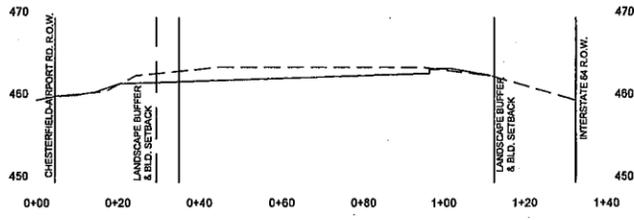
BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE NORTH LINE OF SAID LOT, S84°05'54"E, 766.34 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOS C803; THENCE ALONG THE EAST LINE OF SAID LOT, S00°24'54"E, 109.38 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE SOUTH LINE OF SAID LOT, S89°35'05"W, 761.68 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C803; THENCE ALONG THE WEST LINE OF SAID LOT, N00°25'29"W, 163.45 FEET TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.

GENERAL NOTES

- TOTAL SITE ACREAGE: +/- 2.65 ACRES
- EXISTING ZONING: PC
PROPOSED ZONING: PC
- SETBACKS:
BUILDING: FRONT: 45' BUILDING SETBACK
REAR: 20' BUILDING SETBACK
SIDE (EAST): 25' BUILDING SETBACK
SIDE (WEST): 35' BUILDING SETBACK
- THE SITE LAND USE SHALL BE COMMERCIAL.
- THE SITE IS SERVICED BY:
WATER: MISSOURI AMERICAN WATER
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
TELEPHONE: AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI
ELECTRIC: AMEREN MISSOURI ELECTRIC
GAS: LACEDS GAS COMPANY
- THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YEAR FLOOD, AREAS PF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, PER FIRM FOR ST. LOUIS MISSOURI, MAP NUMBER 29189C0165K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 35'.
- THE SITE SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- NO INVESTIGATION HAS BEEN PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THE DRAWING DOES NOT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPPING SHALL BE 4" WIDE, PAINTED YELLOW.
- LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
- ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
- ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPES OF PLANTS AND SPACING.
- ALL DISTRIBUTED AREAS INTENDED FOR GRASS SHALL BE SOODED.
- OPEN SPACE SHALL BE A MINIMUM OF 35% OF EACH LOT FOR THE DEVELOPMENT.
- FLOOR AREA RATIO SHALL NOT EXCEED 0.55.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3:1).



SITE SECTION A-A



SITE SECTION B-B

NOTES:

- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
- THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- (R) - DENOTES RECORDED DEED AND PLAT INFORMATION.
- (M) - DENOTES MEASURED SURVEY INFORMATION GATHERED BY 21 DESIGN GROUP.
- THIS SURVEY MEETS THE ACCURACY STANDARDS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

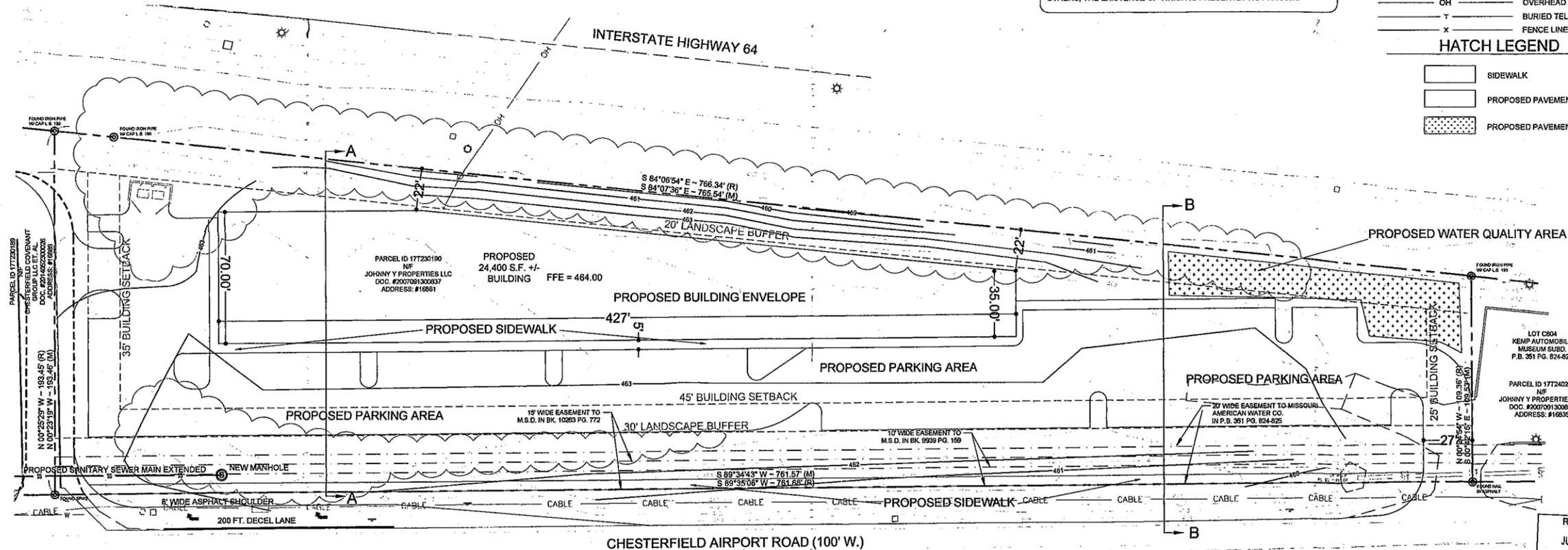
CITY OF CHESTERFIELD
 PLANNED DISTRICT ORDINANCE
 ATTACHMENT B

LEGEND

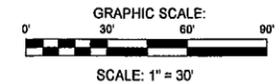
- BENCHMARK
- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "WHEELER KY 2508" FOUND UNLESS NOTED
- IRON PIN SET
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- FFE FINISHED FLOOR ELEVATION
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- FENCE LINE

HATCH LEGEND

- SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT



RECEIVED
 JUN - 3 2016
 City of Chesterfield
 Department of Public Services



REVISIONS

NO.	DATE	DESCRIPTION

16861 CHESTERFIELD
 AIRPORT ROAD
 CHESTERFIELD, MO

ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1928
 BOWLING GREEN, KY 42101
 PHONE (270) 760-9445

JOB NUMBER:
 DATE: 4/25/2016
 SCALE: 1" = 30'
 DRAWN: B. ZACKERY
 CHECKED: J. ARNOLD
 FILE PATH:



PP
 PRELIMINARY
 PLAN